

# Memorandum



**Date:** May 22, 2014

**To:** The Board of County Commissioners

**From:** Developmental Impact Committee  
Executive Council

**Subject:** Developmental Impact Committee Recommendation

---

**APPLICANT:** Ferro Development, LLC (Z12-128)

**SUMMARY OF REQUESTS:**

The applicant seeks to permit a charter school grades K-12 for 3,000 students.

**LOCATION:** Lying south of SW 8 Street and between SW 152 Avenue and SW 153 Place, Miami-Dade County, Florida.

**COMMENTS:**

This application went before the Developmental Impact Committee because the applicant is requesting approval for a charter school. Section 33-303.1(D)(7) of the Code of Miami-Dade County charges the Developmental Impact Committee (DIC) to address applications with respect to: (I) conformance with all applicable plans; (II) environmental impact; (III) impact on the economy; (IV) impact on essential services; and (V) impact on public transportation facilities and accessibility.

Charter schools are educational institutions which are authorized and maintained in accord with the provisions of Chapter 1002 and Chapter 1013.35, Florida Statutes, as same may be amended from time to time. All such public charter schools shall be additionally authorized locally by the Miami-Dade County School Board through a process established by that entity for the approval of the charter. Miami-Dade Land Use regulations relating to public charter school facilities are set forth in Sections 33-152 through 162 of the Code of Miami-Dade County which was established in 2004 pursuant to Ordinance 04-108. The purpose of this Section and relevant provisions of the CDMP are to provide standards for land use approval of public charter school facilities pursuant to said Ordinance. In addition, an Interlocal Agreement with the School Board of Miami-Dade County was also established pertaining to the siting of such facilities and is applicable in the unincorporated area.

The meeting of the DIC Executive Council was held on March 21, 2014 and the attached Department memoranda were reviewed and considered by said Committee.

**DIC RECOMMENDATION:**

**Approval with conditions**, as set forth in the Department of Regulatory and Economic Resources' recommendation.

The Executive Council is of the opinion that this application will be in keeping with the Comprehensive Development Master Plan designation for the subject property. In addition, the Council found that the approval of this application with conditions will not be contrary to

the public interest, is in keeping with the spirit of the regulations, and will permit the reasonable use of the premises. As such, the Executive Council finds that approval of this application will be **consistent** with the CDMP and **compatible** with the surrounding area.

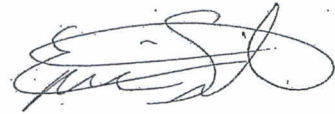


APPLICATION NO. Z12-128  
FERRO DEVELOPMENT, LLC

Respectfully Submitted,

DIC Executive Council  
March 21, 2014

Eric Silva, AICP  
Sustainability, Planning and Economic Enhancement  
Department



AYE

Antonio Cotarelo, Assistant Director  
Public Works Department



AYE

Jose Gonzalez, P.E., Assistant Director  
Department of Environmental Resources Mgmt



AYE

Bertha M. Goldenberg, Assistant Director  
Miami-Dade Water and Sewer Department



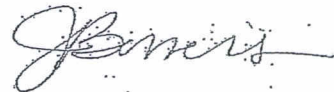
AYE

David Henderson, Bicycle/Pedestrian Specialist  
Metropolitan Planning Organization



AYE

John Bowers, Parks Property Management Supervisor  
Parks, Recreation and Open Spaces



AYE

**ZONING ACTION**

**MEMORANDUM**

**Harvey Ruvin**

Clerk of the Circuit and County Courts  
Clerk of the Board of County Commissioners

(305) 375-5126

(305) 375-2484 FAX

[www.miami-dadeclerk.com](http://www.miami-dadeclerk.com)



**DATE:** APRIL 24, 2014

**#Z-**

**ITEM: 4.**

**APPLICANT: FERRO DEVELOPMENT, LLC 14-4-CC-2 (12-128)**

**MOTION:** To defer the application to May 22, 2014.

<b>ROLL CALL</b>	<b>M/S</b>	<b>YES</b>	<b>NO</b>	<b>ABSENT</b>
Barreiro				X
Bovo	S	X		
Diaz		X		
Edmonson				X
Heyman				X
Jordan				X
Monestime		X		
Moss	M	X		
Souto		X		
Suarez		X		
Zapata		X		
<b>Vice Chair Bell</b>				X
<b>Chairwoman Sosa</b>		X		
<b>TOTAL</b>		8	0	5

**Miami-Dade County Department of Regulatory and Economic Resources  
Staff Report to the Development Impact Committee**

**PH: Z12-128**

**DIC Date: March 21, 2014**

<b>Recommendation Summary</b>	
<b>Commission District</b>	11
<b>Applicant</b>	Ferro Development, LLC
<b>Summary of Requests</b>	The applicant seeks to permit a charter school for 3,000 students.
<b>Location</b>	Lying south of SW 8 Street and between SW 152 Avenue and SW 153 Place, Miami-Dade County, Florida.
<b>Property Size</b>	8.97 acres
<b>Existing Zoning</b>	BU-1A, Limited Business District
<b>Existing Land Use</b>	Vacant
<b>2020-2030 CDMP Land Use Designation</b>	Business and Office (see attached Zoning Recommendation Addendum)
<b>Comprehensive Plan Consistency</b>	Consistent with the LUP map, and the interpretative text and policies of the CDMP
<b>Applicable Zoning Code Section(s)</b>	Section 33-303.1(D)(7) Developmental Impact Committee, Section 33-311(A)(3), Special Exception, Unusual use and New Uses, Section 33-311(A)(7) Generalized Modification Standards (see attached Zoning Recommendation Addendum)
<b>Recommendation</b>	<b>Approval with conditions</b>

**REQUESTS:**

1. SPECIAL EXCEPTION to permit a charter school.
2. SPECIAL EXCEPTION to waive the spacing requirement for new charter school facilities from the Urban Development Boundary (UDB) to permit:
  - A senior high school within 1 mile of the UDB.
  - A middle school within ½ mile of the UDB.
  - A kindergarten, elementary school within a ¼ mile of the UDB.
3. DELETION of Declaration of Restrictions, recorded in Official Record Book 26712, Pages 0892 – 900.

The purpose of request #3 is to delete a declaration of restriction requiring a landscape buffer and permit the applicant submit a new site plan for a proposed charter school..

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Pinecrest Academy" as prepared by CIVICA, dated stamped received 9/12/13 and consisting of 14 sheets. Plans may be modified at public hearing.

**PROJECT DESCRIPTION AND PROJECT HISTORY:**

Pursuant to Resolution # CZAB10-41-08, the subject property was approved to permit a district boundary change from RU-3M, Minimum Apartment House District to BU-1A, Limited Business District. The applicant at that time proffered a Declaration of Restrictions which among other things required that a 15' wide landscape buffer be provided along the southern and western



perimeters of the subject property which should include tress from a variety of categories. The applicant now seeks approval of a charter school for 3,000 students from kindergarten to 12<sup>th</sup> grade in place of the previously approved commercial development.

The submitted plans depict the proposed kindergarten through 12<sup>th</sup> grade charter school for up to 3,000 students on the 8.97-acre subject property abutting SW 8 Street (Tamiami Trail) located to the north. In addition, staff notes that Tamiami Trail abuts a portion of the Urban Development Boundary (UDB) which runs east/west and parallel to this roadway in this area of the County.

The plans indicate the phased development of the proposed school comprised of four (4) buildings partially arranged around and buffering the playground areas from the Tamiami Trail to the north. Three (3) of the buildings will be three (3)–stories high at a maximum height of 50' and the gym to be located in the southwest corner of the parcel will be only one-story. The phased development of the site will comprise Phase 1, a 3-story, 67,800 sq. ft. classroom building fronting onto SW 152 Avenue; Phase 2, consists of a 42,000 sq. ft., 3-story classroom building; Phase 3, is a 3-story, 46,800 sq. ft. classroom building along with a 14,000 sq. ft., 2-story cafeteria annex and Phase 4 is the 8,800 sq. ft. one-story gym to be located in the southwest corner of the site abutting SW 153 Place. The plans indicate that the buildings will be interconnected by a covered walkway that also encircles the main playfield area located central to the site that will be buffered from the surrounding roadways, Tamiami Trail, SW 152 Avenue and SW 153 Place by the proposed buildings. Said plans also indicate that combined with a continuous row of trees, the walkway will also visually buffer the playfield area from the residential development located to the south.

<b>NEIGHBORHOOD CHARACTERISTICS</b>		
	<b>Zoning and Existing Use</b>	<b>Land Use Designation</b>
<b>Subject Property</b>	BU-1A; vacant land	Business and Office
<b>North</b>	GU; vacant land	Open Land
<b>South</b>	RU-3M; townhomes	Low-Medium Density Residential (6-13 dua)
<b>East</b>	RU-3M; townhouses	Low-Medium Density Residential (6-13 dua)
<b>West</b>	RU-3M; townhouses	Low-Medium Density Residential (6-13 dua)

#### **NEIGHBORHOOD COMPATIBILITY:**

The 8.97-acre subject property is a vacant parcel surrounded by residential uses to the east, south and west. The properties to the north are vacant and are located outside the UDB.

#### **SUMMARY OF THE IMPACTS:**

The approval of this application will allow the applicant to provide the community with additional education services for up to 3,000 students. However, since the site is vacant the proposed development of the vacant site could have visual, aural and traffic impacts on the surrounding residential developments in this area.



### **COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The CDMP Land Use Plan (LUP) map designates the 8.97-acre subject property that is located within the Urban Development Boundary (UDB), south of SW 8 Street and between SW 152 Avenue and SW 153 Place for **Business and Office** use. The UDB is located approximately 0.31 miles to the west of the subject parcel and runs along the north side of SW 8 Street which abuts the subject property to the north. The Business and Office category *accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic.*

Additionally, the CDMP Land Use Element interpretative text for Institutions, Utilities and Communications states that *neighborhood or community-serving institutional uses, cell towers and utilities including **schools**, libraries, sanitary sewer pump stations and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas.* For the reasons that will be further explained below, staff opines that the proposed charter school meets the criteria for compatibility outlined in that **Land Use Element Policy LU-4A.**

The CDMP Land Use Element **Objective LU-4** requires the County to *reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and the interpretative text, or with the character of the surrounding community.* Staff notes that **Land Use Element Policy LU-4A** sets forth the criteria to determine compatibility and states that *when evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.* The proposed charter school abuts residential developments to the south, east and west. Additionally, staff notes that the submitted plans for this application depict the proposed phased development of the charter school with adequate landscaping and buffering elements to mitigate any visual or aural impact on the abutting residences to the south, east and west. The submitted plans indicate that the proposed school buildings will setback at least 40' from the rear (south) property line abutting the closest residential development to the site and will be adequately buffered by a minimum 10' wide landscape buffer consisting of a row of trees, 12' high at the time of planting and a continuous hedge along said property line. In addition, the play area that is also located central to the site will be surrounded by the buildings on all sides except the south side, which will abut a covered walkway that abuts a separate row of trees along the south side of the walkway. Therefore, staff opines that any visual or aural impact of the play areas on the residences to the south will be adequately mitigated by the covered



walkway and the dual row of trees between the play area and the rear (south) property line abutting the residences.

Staff notes that to mitigate any potential traffic impact the charter school will be required to comply with the Traffic Operations Plan (TOP) and have three (3) staggered arrival and dismissal times separated by a minimum of twenty (20) minutes. The applicant has submitted a TOP indicating a thirty (30) minute separation between the arrival and dismissal times for the proposed charter school for 3,000 students. However, based on the comments outlined in the Public Works and Waste Management's (PWWM), Traffic Engineering Division memorandum dated April 1, 2014, staff opines that the approval of the charter school to accommodate 3,000 students would be too intensive and would be incompatible with the surrounding area based on the criteria outlined in the CDMP **Land Use Element Policy LU-4A**. Said memorandum recommended approval of the application, subject to the fulfillment of requirements outlined in its memorandum; and that prior to the expansion of the school above 2,100 students, the applicant must obtain a conditional release memorandum authorizing the expansion from both the PWWM and the Department of Regulatory and Economic Resources (RER) as contained in said memorandum. Said memorandum also requires the applicant to provide a revised TOP for 2,100 students based on the conditions outlined for a phased expansion of the charter school. As such, staff opines that with these and other conditions that will be outlined, approval with conditions of the proposed charter school would be **compatible** with the surrounding area based on the **Land Use Element Policy LU-4A** compatibility criteria.

The applicant is also requesting to permit a kindergarten through high school charter school within a 1/4 mile of the Urban Development Boundary (UDB). The CDMP **Educational Element Policy EDU-3A** states that new elementary schools should be located at least 1/4 mile inside the UDB; middle schools should be located at least 1/2 mile inside the UDB and new senior high schools should be located at least one (1) mile inside the UDB. Further, said Policy states that in substantially developed areas of the County where suitable sites in full conformance with the foregoing are not available and a site or portion of a site for a new school must encroach closer to the UDB, the majority of the site should conform with the foregoing location criteria and the principal school buildings and entrances should be placed as far as functionally practical from the UDB.

The proposed charter school comprised of grades K through 12 does not meet the criteria of **Educational Element Policy EDU-3A**, because the charter school will be located less than a quarter-mile from and inside the UDB which runs parallel to the abutting roadway located to the north of the subject property. However, staff notes that the applicant has submitted documentation regarding the proximity of the charter school to the UDB, which is located to the north of the subject site. The applicant indicates that the majority of the parcels located within a mile of the subject site are developed or approved for development and that no other site located at least one (1) mile from the UDB that would be suitable for the proposed charter school comprised of elementary, middle and high school use. The site plan submitted in conjunction with this application depicts a U-shaped building with the main entrances to the school located on the east and west elevations away from the UDB. Staff opines that the design of the building and location of the entrances away from the UDB is consistent with **Educational Element Policy EDU-3A** which states that *the principal school buildings and entrances should be placed as far as functionally possible from the UDB*.

Based on the foregoing analysis, staff opines that the approval with conditions of the application which would allow the development of the charter school for elementary, middle and high school



students less than required from the UDB would be **compatible** with the area based on the criteria outlined in CDMP Land Use Element **Objective LU-4** and would be **consistent** with the CDMP **Educational Element Policy EDU-3A** and therefore **consistent** with the CDMP Land Use Plan map **Business and Office** designation for the subject property.

### **ZONING ANALYSIS:**

When analyzing request #1 to permit a charter school and request #2, to waive the space requirement for new charter school facilities from the Urban Development Boundary (UDB) in order to permit the facility containing grades from kindergarten to 12<sup>th</sup> grade under Section 33-311(A)(3) **Special Exceptions**, Unusual Uses and New Uses, based on the foregoing analysis, staff is of the opinion that the approval of the requests with conditions would be **compatible** with the surrounding area. Further, staff opines that based on the memoranda submitted by the departments reviewing the application, approval of the requests would not have an unfavorable effect on the economy of Miami-Dade County, will not tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people. The Division of Environmental Resources Management of the Department of Regulatory and Economic Resources memorandum indicates that approval will not result in a reduction in the LOS standards for potable water service, wastewater disposal, or stormwater management. Additionally the memorandum from the Miami-Dade Fire Rescue Department does not indicate that the expansion will have a negative impact on fire rescue services in the area. Staff notes that the memoranda submitted by the Departments of Park, Recreation and Open Spaces, Water and Sewer, and Transit indicate no objection to the application. Based on the aforementioned department memoranda, staff opines that the requests will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities.

As part of this application, the applicant submitted a Technical Memorandum, Traffic Impact Study, Site plans and a School Traffic Operations Plan for the Traffic Engineering Division (TED) of the Public Works and Waste Management (PWWM) to review. The applicants have indicated that the proposed 400 students will be distributed in the following manner: grades Kindergarten – 5<sup>th</sup> = 1,200 students, grades 6<sup>th</sup> – 8<sup>th</sup> = 200 students and grades 9<sup>th</sup> – 12<sup>th</sup> = 1,200 students. The submitted Traffic Impact Study indicates that the applicants will utilize a staggered start in order to accommodate the increase in student count. Staff opines that the proposed three (3) staggered arrival and dismissal times separated by thirty (30) minutes will help to alleviate any potential increase in traffic in the surrounding area. The submitted study details how the arrival and dismissal times will function. The applicant's Trip Generation Study indicates that the proposed charter school will generate 5,702 less daily trips during an average weekday condition than the shopping center that was previously approved on the parcel pursuant to Resolution #CZAB10-41-08. According to the study, the shopping center would have generated between 11,791 and 13,142 daily trips, between 265 and 290 AM peak hour trips and between 1,024 and 1,083 PM peak hour trips.

The PWWM has indicated in its memorandum dated April 1, 2014, that the TOP submitted by the applicant on March 13, 2014 must be revised to reflect the conditionally allowed student enrollment of 2,100 to arrive and dismiss within the three (3) proposed shifts. Further, its memorandum states that the application will generate 510 PM Peak Hour trips based on the Institute of Traffic Engineering (ITE) standards and will not exceed the Level of Service (LOS) on the surrounding roadways which currently range between LOS "C" and LOS "D". Therefore, its memorandum indicated that the application meets the Traffic Concurrency criteria. However, said Department indicated in its memorandum certain requirements that need to be met by the



applicant among which are that a declaration of restrictions in favor of Miami-Dade County Public Works and Waste Management Department must be recorded in the official records of Miami-Dade County prior to the date of the school opening; roadway shall be constructed prior to the school opening, the school must operate a minimum of 12 bus trips to fulfill the 20% student body bussing stated within the traffic study and police control at the intersection of SW 10 Street and SW 153 Place and at the site driveway #2 is required in addition to SW 8 Street access.

Additionally, the PWWM expressed some concerns with the site plans including the proposed right-turn bay in Driveway 1 and the two-lane, one-way cross section for by-pass operations adjacent to the passenger loading zone area. Based on the information and conditions outlined in its memorandum, the PWWM recommended approval of the application, subject to the fulfillment of requirements outlined in its memorandum; and that prior to the expansion of the school above 2,100 students, the applicant must obtain a conditional release memorandum authorizing the expansion from both the PWWM and the Department of Regulatory and Economic Resources (RER) as contained in said memorandum. Therefore, based on the aforementioned analysis, staff opines approval with conditions of the application would not have a negative impact on traffic on the abutting roadways and would be **compatible** with the surrounding area.

The applicant's request to waive the spacing requirement for new charter school facilities from the Urban Development Boundary (UDB) (request #2) must also be analyzed under the Limitations on the Siting of Public Charter School Facilities, Section 33-154(c), of the Code. Said regulations require the applicant to demonstrate that within a half-mile radius of the outer boundaries of the proposed new school or expansion that: (1) the majority of the lots lying within the radius are developed or are approved for development, and (2) there are no other lots within the radius that are available for development that meet the requirements of a minimum distance of one mile from the UDB.

Additionally, Section 33-154(c) requires that the majority of the site, the proposed buildings' ground floor square footage and the building and entrances into the buildings are required to be located as far as practicably possible from the UDB. As previously noted, the submitted plans depict the U-shaped building with the main entrances to the school located on the east and west elevations away from the UDB. Staff opines that in addition to satisfying the CDMP Educational Policy requirement, the siting of the entrances to the school as far away as physically possible from the UDB also meets the requirement of Section 33-154(c) of the Code.

Staff notes also that the applicant has submitted documentation regarding the proximity of the charter school to the UDB, which runs parallel to the roadway abutting the north property line of the subject site. The applicant indicated that the majority of the parcels located within a half-mile of the subject site are developed or approved for development and that there is no other site located at least one (1) mile from the UDB that would be suitable for the expansion of the existing charter school use. **As such, staff opines that the request #2 to permit a charter high school within one-mile of the UDB; to permit a charter middle school within a ½ mile of the UDB and to permit an elementary charter school within a ¼ mile of the UDB, meets the requirements of Section 33-154(c) and recommends approval with conditions.**

Therefore, when considering the necessity for and reasonableness of the applied for use in relation to the present and future development of the area and the compatibility of the applied for use with the area and its development, staff opines that the proposed charter school is



**compatible** with the same based on the reasons stated above. **As such, staff recommends approval with conditions of request #1 and #2 under Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses.**

The applicant also seeks approval to delete a previously recorded declaration of restrictions (request #3) in order to remove a requirement for a 15' wide landscape buffer along the south and western property lines. This would allow the applicant to submit plans for the charter school showing a 10' wide landscape buffer along the rear (south) property line for the proposed charter school. When this request is analyzed under Section 33-311(A)(7), Generalized Modification Standards staff opines that for the reasons previously stated, approval would be **compatible** with the residential uses in the surrounding area. Further, based on the memoranda from the Departments reviewing the application including the Miami-Dade Fire Rescue and other departments, approval of the application will not generate excessive noise, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned. **Based on the aforementioned, staff recommends approval with conditions of request #3 under Section 33-311(A)(7) Generalized Modification Standards.**

**ACCESS, CIRCULATION AND PARKING:** The submitted plans indicate three (3) ingress/egress drives along the western property line abutting SW 153 Court and one (1) emergency vehicle ingress/egress gate along the eastern property line abutting SW 152 Avenue. The applicant has provided 9 more parking spaces than the required 274 parking spaces for the 3,000 students and staff of the proposed charter school. Additionally, the submitted plans indicate 98 stacking spaces for the drop off and pick-up of students within the subject property which staff opines is adequate to accommodate the number of students and staff.

#### **NEIGHBORHOOD SERVICES PROVIDER REVIEW:**

##### ***Aviation***

The Miami-Dade County Aviation Department (MDAD) has no objections to this application.

##### ***Division of Environmental Resources Management (Department of Regulatory and Economic Resources)***

The Division of Environmental Resource Management (DERM) does not object to this application subject to conditions after a review for compliance with the requirements of Chapter 24 of the Code of Miami-Dade County.

The DERM memorandum states that a concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein. Its memorandum indicates that the property is located within the Miami-Dade Water and Sewer Department's water and sewer franchised service areas. The DERM memorandum indicates that the subject property is located within the Bird Drive Wetland Basin and is a wetland as defined in Section 24-5 of the Code; therefore, a Class IV Wetland Permit will be required before any work can be done on the subject property. Said memorandum also states that a Berm with the minimum elevation of



+8.60 feet NGVD along the property lines with equivalent grading to match the required berm elevation at all roadway entrances shall be provided. Its memorandum further indicates that the applicant is required to comply with the tree permitting requirements and must meet the standards of Section 24.49.9 of the Code that includes the submittal of a tree survey.

***Miami-Dade Fire Rescue***

The Miami-Dade Fire Rescue Department (MDFRD) does not object to this application.

Its memorandum indicates that the proposed development could generate approximately 117 fire and rescue calls annually. The department states that the estimated number of alarms would result in a moderate impact to the existing fire and rescue service and current stations serving the area will be able to handle the additional number of alarms. The average travel time to the vicinity of the proposed development is 4:54 minutes (based on 2012 data). Travel time to the vicinity of the proposed development complies with the national performance objective.

***Miami-Dade Police Department***

The Miami-Dade Police Department (MDPD) does not object to this application. Its memorandum indicated that based on data pertaining to the charter school, it cannot be projected as to any increase in calls for service. However, the MDPD memorandum indicates that experience lends itself to anticipate that when additional citizens are present in the area, traffic increases, truants may be present and calls for service may rise. The MDPD memorandum also stated that current staffing should accommodate any slight increase in the volume of calls for service. Its memorandum also encouraged the applicant and developers to work with police during any future application, design or construction changes to determine the best possible solutions or security options.

***Miami-Dade Transit***

The Miami-Dade Transit Department (MDT) has no objections to this application.

Its memorandum indicates that the proposed development meets the mass transit Level-Of-Service standards established for Miami-Dade County. The MDT indicates in its memorandum that there is no direct transit service currently serving this site. However, its memorandum indicates that the planned transit improvements as identified in the 2023 Recommended Service Plan will accommodate the transit demand generated by the proposed development.

***Parks, Recreation and Open Spaces***

The Miami-Dade Parks, Recreation and Open Spaces Department (MDPROS) does not object to this application.

The MDPROS indicates in its memorandum that the application does not generate any residential population applicable to CDMP Open Space Spatial Standards; therefore, the Department has no pertinent comments concerning impact or demand on existing County parks.

***Public Works and Waste Management Department (Traffic Engineering Division):***

The Public Works and Waste Management Department (Traffic Engineering Division) recommends approval of the application, subject to the fulfillment of requirements outlined in its memorandum; and that prior to the expansion of the school above 2,100 students, the applicant must obtain a conditional release memorandum authorizing the expansion from both the PWWM and the Department of Regulatory and Economic Resources (RER) as contained in its memorandum dated April 1, 2014. Said memorandum also requires the applicant to



provide a revised TOP for 2,100 students based on the conditions outlined for a phased expansion of the charter school.

Its memorandum indicates that the anticipated trip generation based on ITE is 510 PM Peak Hour trips generated by this development; however, the traffic distribution of these trips will not exceed the acceptable Levels of Service (LOS) on the surrounding roadways. According to the CDMP the peak period means the average of the two (2) average consecutive hours of traffic volume during the weekday, which is the PM peak hour.

- SW 8 Street east of Krome Avenue will remain at LOS "C".
- SW 8 Street east of SW 147 Avenue will remain at LOS "D".
- SW 152 Avenue south of SW 8 Street will remain at LOS "C".
- SW 72 Street west of SW 157 Avenue will remain at LOS "D".
- SW 157 Avenue north of Kendall Drive will remain at LOS "C".

Its memorandum further states that the subject property will require platting in accordance with Chapter 28 of the Miami-Dade County Code.

As a condition for approval also, the PWWM requires that prior to expanding above 2,100 students, the applicant must obtain a conditional release memo authorizing the expansion from both PWWM and RER as contained in the PWWM memorandum dated April 1, 2014. The purpose of this memorandum is to confirm that all roadways, intersections and side streets that may be blocked by a queue are operating at acceptable school's AM and PM Levels of Service. The PWWM has indicated in its memorandum dated April 1, 2014, that the applicant must provide a revised TOP for 2,100 students based on the conditions outlined for a phased expansion of the charter school. However, said Department indicated in its memorandum that a declaration of restrictions in favor of Miami-Dade County PWWM Department must be recorded in the official records of Miami-Dade County prior to the date of the school opening; off-site improvements shall be constructed prior to the school opening, the school must operate a minimum of 12 bus trips to fulfill the 20% student body bussing stated within the traffic study, and police control at the intersection of SW 10 Street and SW 153 Place and at the site driveway #2 is required in addition to SW 8 Street access.

Additionally, the PWWM expressed some concerns with the site plans including the proposed right-turn bay in Driveway 1 and the two-lane, one-way cross section for by-pass operations adjacent to the passenger loading zone area.

***Public Works and Waste Management Department (Fiscal, Planning and Performance Management Division)***

The Public Works and Waste Management Department, Fiscal, Planning and Performance Management Division does not object to this application.

Its memorandum indicates that the school will likely be considered a commercial establishment per Chapter 15 of the County Code. The PWWM memorandum indicates that the Department does not actively compete for commercial waste collection service at this time and that waste collection services may be provided by a private hauler, therefore, this application will have no impact or any associated costs.

***Water and Sewer Department***

The Miami-Dade County Water and Sewer Department (MDWASD), has no objections to this application subject to the conditions outlined in its memorandum dated September 26, 2013. Its memorandum indicates that the subject property is located within the MDWASD service area for water and sewer services within the Urban Development Boundary (UDB).

***Miami-Dade County Public Schools***

The Miami-Dade County Public Schools does not object to this application.

Its memorandum indicates that the contract status for the charter school has been approved and is awaiting final execution. .

**OTHER:** Not applicable.

**RECOMMENDATION:**  
**Approval with conditions.**

**CONDITIONS FOR APPROVAL :**

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Pinecrest Academy" as prepared by CIVICA, dated stamped received 9/12/13 and consisting of 14 sheets.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submits to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Occupancy.
5. That the applicant shall comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the Public Works and Waste Management Department as may be contained in its memorandum dated, 04/01/14.
6. That prior to expanding above 2,100 students, the applicant must obtain a conditional release memo authorizing the expansion from both PWWM and RER as contained in the PWWM memorandum dated April 1, 2014. The purpose of this memorandum is to confirm that all roadways, intersections and side streets that may be blocked by a queue are operating at acceptable school's AM and PM Levels of Service.



7. That the Traffic Operation Plan (TOP) dated March 13, 2014, must be revised to reflect the conditionally allowable (K-12<sup>th</sup>) student enrollment of 2,100 to arrive and dismiss within the three (3) proposed shifts.
8. That the applicant shall provide an annual traffic report, to be submitted to, and reviewed by PWWM and RER prior to the issuance of the annual Certificate of Use that verifies compliance with the approved TOP.
9. That the applicant comply with all the applicable conditions, requirements, recommendations, requests and other provisions of the Division of Environmental Resources of the Department of Regulatory and Economic Resources as contained in its memorandum dated February 28, 2014.
10. That the applicant comply with all the applicable conditions, requirements, recommendations, requests and other provisions of the Miami-Dade Police Department as contained in its memorandum dated November 21, 2012.
11. That the landscaping and wall abutting the residential uses located to the south be installed prior to the issuance of a Certificate of Use for the building completed in phase 1 of the development.
12. That the school gates be opened at least 45 minutes prior to the arrival and dismissal times.
13. That the northbound left turn lane improvements along the portion of SW 152 Avenue abutting the school property be installed prior to the issuance of a Certificate of Use for the building completed in phase 1 of the development.
14. That the charter school use be limited to grades Kindergarten through 12<sup>th</sup> and be limited to a maximum of 3,000 students.
15. That there will be staggered shifts at arrival/dismissal times for students at the charter school, separated by a minimum of 30 minutes. The arrival and dismissal times shall be as follows:

**Arrival Times**

7:30 a.m. to 8:00 a.m.  
8:00 a.m. to 8:30 a.m.  
8:30 a.m. to 9:00 a.m.

**Departure Times**

2:30 p.m. to 3:00 p.m.	Grades 9-12
3:30 p.m. to 4:00 p.m.	Grades 6-8
3:00 p.m. to 3:30 p.m.	Grades K-5

16. That the owner shall have trained personnel on site to manage the traffic operations during the arrival and dismissal period.
17. That in coordination with the MDPD, the owner shall provide school crossing guards on the appropriate streets surrounding the school as necessary during start and dismissal times.

18. That police control at the intersection of SW 10 Street and SW 153 Place and at the site driveway number 2 is required.
19. That a minimum of 20% of all students attending the school be required to be bussed to and from the school.
20. That at time of yearly renewal of Certificate of Use, the applicant shall submit to the Department of Regulatory and Economic Resources a letter from the principal of the school detailing the number of students and the grade levels that are currently enrolled in said facility.
21. That the applicant shall provide an annual traffic report to be submitted and reviewed by the Public Works and Waste Management Department and the Department of Regulatory and Economic Resources prior to the issuance of the annual Certificate of Use, that verifies compliance with the approved TOP.
22. That at the time of Certificate of Use renewal and with each subsequent renewal, the owner shall submit to the Department of Regulatory and Economic Resources a letter or approved form from the Public Works and Waste Management Department showing that the school facility is in compliance with the traffic impact study and the Traffic Operations Plan (TOP) that was submitted as part of the hearing application.
23. That no outside speakers other than in connection with emergency systems shall be permitted on the property.
24. That the waste pick-up for the charter school shall be performed by a private commercial entity and shall be limited to pick-up between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday, except during arrival and dismissal times.
25. That night activities and/or special events shall be limited to twelve (12) events per year and shall end no later than 10:00 PM.
26. That the outside lighting shall be permitted with the proper shielding according to Miami-Dade County Code.
27. That if the charter school fails after establishment, the owner, within thirty-six months of the charter school's closure shall:
  - a) Cause the charter school to be in full compliance with all zoning regulations applicable to the Property allowing a use other than the charter school.
  - b) Transfer the opinion of the charter school to another charter school operator or to the Miami-Dade County School Board after securing the necessary approvals from the Miami-Dade School Board; or
  - c) Convert the charter school to a permitted use within the zoning district applicable to the property, provided said use has first been authorized through the issuance of the appropriate permits from the Department; or

- d) Secure necessary public hearing approvals to convert the charter school to a use not otherwise permitted within the zoning district applicable to the property.

ES:MW:NN:JV:CH

A handwritten signature in blue ink, appearing to read 'Eric Silva', is written over a horizontal line.

Eric Silva, AICP, Development Coordinator  
Development Services Division  
Miami-Dade County  
Department of Regulatory and Economic Resources



## ZONING RECOMMENDATION ADDENDUM

Ferro Development, LLC  
Z12-128

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resource Management (RER)	No objection
Public Works and Waste Management (Traffic Engineering Division)	Pending
Public Works and Waste Management (Waste Operations)	No objection
Parks, Recreation and Open Spaces	No objection
Fire Rescue	No objection
Police	No objection
Aviation	No objection
Schools	No objection
*Subject to conditions in their memorandum.	

### COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

<b>Business and Office</b> (Page I-41)	<i>This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.</i>
<b>Institutions, Utilities and Communications</b> (Pg. I-53)	<i>Neighborhood or community-serving institutional uses, cell towers and utilities including schools, libraries, sanitary sewer pump stations and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. Compatibility shall be determined in accordance to Policy LU-4A. Co-location of communication and utility facilities are encouraged. Major utility and communication facilities should generally be guided away from residential areas; however, when considering such approvals, the County shall consider such factors as the type of function involved, the public need, existing land use patterns in the area and alternative locations for the facility. All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan.</i>



## ZONING RECOMMENDATION ADDENDUM

Ferro Development, LLC  
Z12-128

<b>Educational Element Policy EDU-3A (Pg. X-5)</b>	<p><i>It is the policy of Miami-Dade County that the Miami-Dade County Public Schools shall not purchase sites for schools nor build new schools outside of the Urban Development Boundary (UDB), and that new elementary schools constructed should be located at least 1/4 mile inside the UDB; new middle schools should be located at least 1/2 mile inside the UDB, and; new senior high schools should be located at least one mile inside the UDB. In substantially developed areas of the County where suitable sites in full conformance with the foregoing are not available and a site or portion of a site for a new school must encroach closer to the UDB, the majority of the site should conform with the foregoing location criteria and the principal school buildings and entrances should be placed as far as functionally practical from the UDB. The same criteria of this paragraph that apply to public schools also pertain to private schools.</i></p>
<b>Land Use Policy LU-4A (Page I-11)</b>	<p><i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i></p>

### PERTINENT ZONING REQUIREMENTS/STANDARDS

<b>Section 33-311(A)(3) Special Exception, Unusual and New Uses</b>	<p><i>Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.</i></p>
<b>Non-Use Variances From Other Than Airport Regulations. Section 33-311(A)(4)(b)</b>	<p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>
<b>Section 33-311(A)(7) Generalized Modification Standards</b>	<p><i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i></p>



# ZONING RECOMMENDATION ADDENDUM

Ferro Development, LLC  
Z12-128

<p><b>33-153 Public hearing required in all districts</b></p>	<p>The establishment, expansion or modification of a charter school facility is permitted in any zoning district after public hearing upon demonstration that the standards established in this article have been met. Any existing covenant or declaration of restrictions relating to an existing charter school facility shall be modified or deleted only in accordance with the provisions of Article XXXVI of this code.</p>
<p><b>33-154 Limitations on the siting of public charter school facilities</b></p>	<p>a) New kindergarten, elementary, middle and senior high charter school facilities as well as the expansion of existing charter school facilities shall be prohibited on sites located outside the Urban Development Boundary (UDB), as established in the Comprehensive Development Master Plan.</p> <p>(b) Except as provided in subsection (c) below, the following new charter school facilities and the expansion of such facilities shall be located inside the UDB and spaced from the UDB as follows:</p> <p style="padding-left: 40px;">(1) Kindergarten, Elementary school: at least ¼ mile inside the UDB  (2) Middle school: at least ½ mile inside the UDB  (3) Senior high school: at least one mile inside the UDB.</p> <p>(c) A proposed new kindergarten, elementary, middle, or senior high charter school facility, or the expansion of an existing charter school site, inside but closer to the UDB than indicated in (b) above, may be approved at public hearing, when it is demonstrated that within a one-half mile radius of the outer boundaries of the proposed new charter school or charter school expansion site:</p> <p style="padding-left: 40px;">(1) that the majority of the lots, parcels or tracts lying within the radius are developed or approved for development; and  (2) there are no other lots, parcels or tracts within the radius that are available for development that meet the requirements of subsection (b) above and that meet all the requirements of this article.</p> <p>Approval of such a site shall require that the majority of the subject site and the proposed buildings' ground floor square footage be located in accordance with (b) above, and that the principal buildings and entrances be placed as far from the UDB as possible.</p> <p>(d) For purposes of establishing the distances provided by this section, the applicant shall furnish a certified survey from a registered surveyor, as well as a proposed site plan, which shall indicate that the distance requirements of this section have been met.</p>
<p><b>33-314(C)(11) Direct applications to the County Commission</b></p>	<p>(C) The County Commission shall have jurisdiction to directly hear other applications as follows:</p> <p style="padding-left: 40px;">(11) Hear application for and, upon recommendation of the Developmental Impact Committee, grant or deny those special exceptions for public charter school facilities permitted by the regulations only upon approval after public hearing, provided the applied for special exception, in the opinion of the Board of County Commissioners, is found to be in compliance with the standards contained in Article XI and <u>Section 33-311(A)(3)</u> of this code.</p>

## ZONING RECOMMENDATION ADDENDUM

*Ferro Development, LLC  
Z12-128*

<b>33-314(C)(12)</b> <b>Direct</b> <b>applications to</b> <b>the County</b> <b>Commission</b>	<i>C) The County Commission shall have jurisdiction to directly hear other applications as follows:  (12) Applications for public charter school facilities and expansions or modifications to existing public charter school facilities.</i>
<b>33-303.1(D)(19)</b> <b>Developmental</b> <b>Impact</b> <b>Committee</b>	<i>Review and make recommendations to the Board of County Commissioners on all applications for public charter school facilities and all applications for expansions or modifications to existing public charter school facilities.</i>



**B. FERRO DEVELOPMENT, LLC.**  
**(Applicant)**

**14-4-CC-1 (12-128)**  
**BCC/District 11**  
**Hearing Date: 05/22/14**

Property Owner (if different from applicant) School Delv. HC, LLC.

Is there an option to purchase ☐ /lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

**Previous Zoning Hearings on the Property:**

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
2002	Ferro Development	- Zone change from EU-1 to BU-1A.	C10	Approved with condition(s)
2007	Ferro Development L.L.C.	- Zone change from BU-1A to RU-3M.	C10	Approved with condition(s)
2008	Ferro Development, LLC	- Zone change from RU-3M to BU-1A. - Deletion of Declaration Of Restrictions (DOR) recorded in official record book 20979 pages 0997 last modify by DOR recorded in the new official record book 22176 pages 2700 – 2704. - Deletion of the Covenant provision, accepted pursuant to the Resolution CZAB-10-13-07. The purpose of requests #2 and #3 is to delete covenants requiring the owner to apply for an Administrative Site Plan Review and comply with the Development Impact Committee requirements.	C10	Approved with condition(s)


Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

# Memorandum



**Date:** April 1, 2014 (March 21, 2014 memo revised based on comments at DIC meeting)

**To:** Eric Silva  
Development Coordinator  
Regulatory and Economic Resource Department

**From:**   
Antonio Cotarelo, P.E.  
County Engineer  
Public Works and Waste Management Department

**Subject:** DIC 12-128  
Name: Ferro Development, LLC  
Section 04 Township 54 South Range 39 East

---

I. PROJECT LOCATION:

SW 8 Street and SW 152 Avenue

II. APPLICATION REQUEST:

This application is seeking a request for a special exception to permit a public charter school facility including, kindergarten through 12<sup>th</sup> grade.

III. RECOMMENDATION:

Miami-Dade County Public Works and Waste Management Department (PWWM) has reviewed this project based on phasing the student population as proposed by the applicant (1,100 students in Phase I; 2,100 student in Phase II; 3,000 students in Phase III) and is in favor of the site plan but cautions that the intensity of use must not exceed beyond 2,100 students without further assessment. The school's management of the proposed queues within the roadway network and their impacts to existing driveways and side streets should be well documented before operating the school above 2,100 students.

Therefore, PWWM recommends approval of this application under the conditions that the project comments and requirements stated within this memo be fulfilled by the applicant; and that prior to expanding above 2,100 students, the applicant must obtain a conditional release memo authorizing the expansion from both PWWM and Regulatory and Economic Resources (RER) as contained in this PWWM memorandum. The purpose of this conditional release memorandum is to confirm that all roadways, intersections and side streets that may be blocked by a queue are operating at acceptable Levels of Service during the school's AM and PM peak hour. PWWM will require a traffic study that assesses the school's proposed traffic impacts at full capacity (3000 students) to be submitted as a prerequisite for obtaining a conditional release memo. This conditional approval provides the applicant an opportunity to demonstrate the ability to operationally manage the school's traffic impacts beyond 2,100 students.



IV. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to the site is available from the North and the South from SW 152 Avenue and SW 153 Place and access to the site from the East and the West from SW 8 Street (Tamiami Trail) and SW 10 Street.

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

A. Trip Generation (Based on Institute of Transportation Engineers)

1,458 AM Peak Hour Trips generated by this development

510 PM Peak Hour trips are generated by this development.

7,440 Daily Trips generated by this development

B. Cardinal Distribution

North	11%	East	52%
South	36%	West	1%

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

According to the CDMP the peak period means the average of the two (2) average consecutive hours of traffic volume during the weekday, which is the PM peak hour.

**Station F-377** located on SW 8 Street east of Krome Avenue, has a maximum LOS "C" of 1510 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 1336 vehicles and 0 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-377** with its PHP and assigned vehicles is at LOS "C". The 6 vehicle trips generated by this development when combined with the 1336 and those previously approved through Development Orders, 0, equal 1342 and will cause this segment to remain at LOS "C" where the range of LOS "C" is from 1 to 1510 vehicles.

**Station F-266** located on SW 8 Street east of SW 147 Avenue, has a maximum LOS "D" of 4680 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 3866 vehicles and additional 247 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-266** with its PHP and assigned vehicles is at LOS "D". The 175 vehicle trips generated by this development when combined with the 3866 and those previously approved through Development Orders, 247, equal 4288 and will cause this segment to remain at LOS "D" where the range of LOS "D" is from 3830 to 4680 vehicles.

**Station 9810** located on SW 152 Avenue south of SW 8 Street, has a maximum LOS "C" of **1150** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **751** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9810** with its PHP and assigned vehicles is at LOS "C". The **242** vehicle trips generated by this development when combined with the **751** and those previously approved through Development Orders, **0**, equal **993** and will cause this segment to remain at LOS "C" where the range of LOS "C" is from 1 to 1420 vehicles.

**Station 9665** located on SW 72 Street west of SW 157 Avenue, has a maximum LOS "EE" of **2388** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **851** vehicles and additional **38** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9665** with its PHP and assigned vehicles is at LOS "D". The **50** vehicle trips generated by this development when combined with the **851** and those previously approved through Development Orders, **38**, equal **939** and will cause this segment to remain at LOS "D" where the range of LOS "D" is from 1 to 1800 vehicles.

**Station 9856** located on SW 157 Avenue north of Kendall Drive, has a maximum LOS "EE" of **4068** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1331** vehicles and additional **28** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9856** with its PHP and assigned vehicles is at LOS "C". The **37** vehicle trips generated by this development when combined with the **1331** and those previously approved through Development Orders, **28**, equal **1396** and will cause this segment to remain at LOS "C" where the range of LOS "C" is from 1 to 2630 vehicles.

VII. Site Plan Comments:

- This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications and/or improvements required will be accomplished thru the recording of a plat.
- R7-4C signs ("No Stopping or Standing Tow-away Zone") must be posted along the school's SW 152 Avenue frontage.
- A two-lane one-way cross section for by-pass operations may not be proposed when adjacent to the passenger loading zone area. The furthest southern by-pass lane running the length of the passenger loading zone area must be eliminated so to maintain a single by-pass lane aligned with the driveway lanes further to the west.
- The proposed right-turn bay into Driveway 1 is sub-standard and must be revised to meet typical turn lane standards.

VIII. Traffic Study Comments:

The site's allowable access connections and surrounding roadway network have influenced the school's access route to require 99% of the school's generated trips to arrive via SW 10 Street. The expected 95<sup>th</sup> percentile queues along the school's primary access route, which were reported in the submitted traffic study that analyzed the school's operation at 3,000



students, are expected to affect the operations of the residential side streets and driveways along the route. These queues are listed by intersections below.

i. SW 10 Street with SW 153 Place

This intersection is proposed to operate as a traffic signal under police control. The queue lengths for these movements are dependent on management by the assigned police officer.

- a) The reported eastbound lane queue of 371 feet or longer is expected to impact operations at SW 153 Path and SW 154 Avenue that connect to SW 10 Street at approximately 160 feet and 340 feet respectively from the intersection.
- b) The reported southbound lane queue of 351 feet or longer may impact operations at a side street connecting to SW 153 Court that connects to SW 153 Place at approximately 450 feet from the intersection.
- c) The reported westbound lane queue of 39 feet or longer may potentially impact operations at SW 153 Court and SW 153 Avenue that connect to SW 10 Street at approximately 110 feet and 310 feet respectively from the intersection.

ii. SW 10 Street with SW 152 Avenue

- a) The reported eastbound lane queue of 387 feet or longer will impact operations at SW 152 Court that connects to SW 10 Street at approximately 170 feet from the intersection.
- b) The reported northbound left turn lane queue of 130 feet or longer will impact operations of the SW 152 Avenue through lane because the queue will exceed the 65 foot storage lane.

iii. SW 8 Street with SW 153 Place

- a) The reported northbound lane queue of 232 feet or longer may impact operations at Driveway #1 that connects to SW 153 Place approximately 250 feet from the intersection.

iv. Driveway # 2 with SW 153 Place

This intersection is proposed to operate as a traffic signal under police control. The queue lengths for these movements are dependent on management by the assigned police officer.

- a) The reported northbound lane queue of 598 feet or longer will impact operations at a side street connecting to SW 153 Court that connects to SW 153 Place at approximately 590 feet from the intersection.

v. SW 8 Street with SW 152 Avenue

- a) The reported eastbound lane group queue of 859 feet or longer may potentially impact operations at SW 153 Place that connects to SW 8 Street at approximately 910 feet from the intersection. This potential impact further emphasizes the need of an acceleration lane along SW 8 Street to act as a storage lane when queues reach these projected lengths.

Upon the schools request for expansion beyond the 2,100 students the applicant must examine, within the required traffic study, alternative access routes from SW 8 Street to the

school site that could potentially divert trips generated from east and northeast of this site (approximately 33% of the school trips).

IX. Traffic Operations Plan (TOP) Comments:

The Traffic Operation Plan dated March 13, 2014 must be revised to reflect the conditionally allowable (K-12<sup>th</sup>) student enrollment of 2,100 to arrive and dismiss within the three (3) proposed shifts.

• Project Requirements:

1. All off-site improvements shall be constructed prior to the school opening.
2. The existing "valley" gutter on both the east and west side of SW 153 Place must be replaced with curb and gutter between SW 8 Street and the Sausalito Bay main entrance driveway.
3. Police control at the intersection of SW 10 Street with SW 153 Place and at the site driveway number 2 is required.
4. A northbound right-turn acceleration lane at the intersection of SW 8 Street and SW 153 Place for vehicles turning right onto SW 8 Street must be constructed subject to Florida Department of Transportation (FDOT) approval.
5. The northbound left turn lane queue at the intersection of SW 10 Street with SW 152 Avenue must be assessed two months after the completion of Phase I and Phase II through a traffic study (to be reviewed and approved by PWWM) to evaluate deficiencies in the left turn storage lane. The applicant will be responsible to remedy any deficiencies found within the study by implementing improvements in the field.
6. The school must operate a minimum of 12 bus trips to fulfill the 20% student body busing commitment stated within the traffic study.
7. All project documents revised to incorporate any comments within this memo, including the Traffic Study and Traffic Operation Plan, must be submitted and filed within the zoning records of this project.
8. A School Speed Zone composed of signs (fluorescent yellow-green material must be used where applicable), pavement markings, and flashing beacons, is required to be installed along the school's frontage roads (SW 152 Avenue, SW 153 Place and SW 8 Street). The installation of a speed zone along SW 8 Street may be postponed at this time until PWWM determines the need for this portion of the speed zone and the installation is approved by FDOT.
9. A "Declaration of Restrictions" in favor of PWWM must be recorded in the Official Records of Miami-Dade County, Florida prior to the date of the school opening. The "Declaration of Restrictions" shall include a TOP narrative and plan that has been found acceptable by PWWM.
10. The applicant will provide an annual traffic report, to be submitted and reviewed by PWWM and RER prior to the issuance of the annual Certificate of Use, that verifies compliance with the approved TOP.



- Standard Comments:

1. Public sidewalks are required to extend across all school driveways around the site. This will include pedestrian (ADA) ramps where applicable. All pedestrian crosswalks around the school must have zebra pavement markings.
2. Safe sight distance clearance is required at all driveways; therefore, no trees shall remain or be planted in any clear zones. No tree foliage or branches shall descend below 7 feet within the public right-of-way. All tree placements in sight triangles shall meet or exceed FDOT Index 546. Any proposed planting, relocation or removal of trees and other foliage including any installation of irrigation systems in the public right-of-way must be approved by the R.A.A.M. Division of the Parks Recreation and Open Spaces Department. Also, any relocation or removal of trees must be approved by RER. These approvals should be applied for, and received, prior to DIC Executive Council approval of this project. A "Covenant for Maintenance" agreement, recorded in the public records, must be provided prior to permitting any of these types of installations within the public right-of-way.
3. Plans submitted for Permit shall conform to MUTCD, PWWM and other appropriate standards for engineering design in the public right-of-way. Prior to formal submittal of plans for approval and permitting, a Dry Run Paving and Drainage submittal is required to review compliance with DIC conditions for approval and appropriate standards, and to rectify any discrepancies between existing facilities, plans, conditions for approval, or standards. Existing and proposed striping, signs, and lane widths must be shown on these plans for all adjacent roadways. Also, plans must indicate any existing or proposed private driveways across the streets adjacent to the school site.
4. All roadway improvements including, but not limited to, traffic signs, markings and signals shall be installed by the applicant adjacent to, or nearby, this facility to ameliorate any adverse vehicular impacts caused by the traffic attracted to this facility. Also, traffic control devices, e.g., crosswalks, may be required at locations remote from this site along safe routes to school to provide for pedestrian student safety. These requirements may be determined at the time of Dry Run submittal of Paving and Drainage Plans.
5. PWWM reserves the right to add or modify requirements based upon any additional information that may be received during this review process.

- c: Raul A. Pino, PLS, Department of Regulatory and Economic Resources  
Jorge Vital, Development Impact Committee, Department of Regulatory and Economic Resources  
Joan Shen, Ph.D., P.E., PTOE, Chief, Traffic Engineering Division, PWWM  
Jeff Cohen, P.E., Assistant Chief, Traffic Engineering Division, PWWM

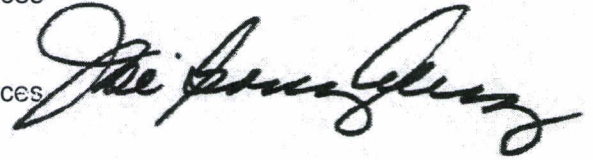
# Memorandum

**Date:** March 21, 2014

**To:** Jack Osterholt, Director  
Department of Regulatory and Economic Resources

**From:** Jose Gonzalez, P.E.  
Department of Regulatory and Economic Resources

**Subject:** DIC #Z2012000128-3<sup>rd</sup> Revision  
Ferro Development LLC  
SW 8<sup>th</sup> Street and 152<sup>nd</sup> Avenue, Miami, Florida  
Charter School  
(BU-1A) (8.97 Acres)  
04-54-39



The subject application has been reviewed for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code). As noted in the attached comments, your application has been reviewed and approved for compliance with the requirements of Chapter 24 of the Code subject to the conditions below and may be scheduled for hearing:

**Conditions for Covenant:**

Prior to BCC approval of this zoning application, the applicant shall submit to DERM a properly executed covenant running with the land in favor of Miami-Dade County. The covenant shall provide that with the exception of the materials permitted under Board Order No. 14-02, hazardous material shall not be used, generated, stored, disposed of, handled or discharge on the property.

**Wellfield Protection**

The subject property is located within the West Wellfield interim protection area. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance provides for stringent wellfield protection measures that regulate land uses within the wellfield protection area.

Section 24-43(5) of the Code requires that no zoning action may occur within the West Wellfield interim protection area without the prior written approval of the Director of DERM or his designee. The same Code Section further provides that the Director or his designee shall issue his written approval only after ascertaining that hazardous materials shall not be used, generated, handled, disposed of, discharged or stored on the property and the owner of the property has submitted to DERM a properly executed covenant running with the land in favor of Miami-Dade County which provides for this requirement.

In as much as the above-noted request did not comply with the noted Code Sections, DERM was not able to administratively approve this application. Accordingly, the applicant applied for variances before the Environmental Quality Control Board (EQCB). Based upon the evidence and available information the Board granted the property owner a variance from the requirements of Section 24-43(5) of the Code via Board Order 14-02. This approval is subject to several conditions.



#### Potable Water Service

The subject property is located within Miami-Dade Water and Sewer Department (MDWASD) water franchised service area. A 12-inch public water main is abutting this property on the east side.

The source for this water supply is Alexander Orr Water Treatment Plant, which is owned and operated by MDWASD. This plant has sufficient capacity to provide current water demand, and is presently producing water that meets Federal, State, and County drinking water standards.

#### Wastewater Disposal

The subject property is located within MDWASD sewer franchised service area. A public sanitary sewer 20-inch force main is abutting the subject property along S.W. 8<sup>th</sup> Street, as well as a 16-inch force main along S.W. 152<sup>nd</sup> Avenue.

The wastewater flows is directed into pump station 30-1213, then into either pump station 30-0559 or pump station 30-0536, then to pump station 30-Tandem and finally to the South District Wastewater Treatment Plant. All the aforementioned sanitary sewer pump stations as well as the South District Wastewater Treatment Plant are owned and operated by Miami Dade Water and Sewer Department. The aforesaid force main and pump stations, are currently working within the mandated criteria set forth in the First and Second Partial Consent Decree At this time the South District Wastewater Treatment Plant has sufficient capacity to treat current discharge.

Civil drawing for the required sewer main extension will need to be approved by Miami-Dade Water and Sewer Department and the Water and Wastewater Engineering Section of DERM prior to approval of final development orders.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

#### Stormwater Management

This proposed development is located within the Basin Bird Drive and currently has a Cut and Fill approval (CF 328). Any deviation of the final site plan from the conditions below will require a modification of CF-328.

A Class II permit is required; this permit shall be obtained prior to any future development order approval. The applicant is advised to contact the Water Control Section of DERM for further information regarding permitting procedures and requirements.

The site, with exception of the water management areas, shall be filled to Miami-Dade County Flood criteria or +8.20 feet NGVD, with a low point set at +7.7 feet NGVD.

No encroachment shall be allowed in the surface water management area from elevation +5.0 feet to +9.20 feet NGVD.

A berm with minimum elevation of +8.60 feet NGVD along the property lines, with equivalent grading to match the required berm elevation at all roadway entrances shall be provided.

An Environmental Resources Permit from the South Florida Water Management District may be required for the construction and operation of the required surface water management system. It is the applicant responsibility to contact this agency for more information regarding said permit.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

#### Wetlands

The subject property is located within the Bird Drive Wetland Basin, and is a wetland as defined in Section 24-5 of the Code. Therefore, a Class IV Wetland Permit will be required before any work can be done on the subject property.

Class IV Wetland Permit 2009-CLIV-PER-00039 was issued for this site and authorizes the impacts to 0.00027 acres of wetlands for soil borings associated with geotechnical due diligence. This permit is scheduled to expire on March 8, 2014. However, please be advised that a Class IV Wetland Permit will be required for the remaining wetlands on the site prior to the construction of the proposed charter school.

The Coastal and Wetlands Resources Section (305-372-6585) may be contacted for further information concerning the wetland permitting requirements.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may also be required for the proposed project. It is the applicant's responsibility to contact these agencies.

#### Tree Preservation

The subject property revealed the presence of tree resources; however, the property is located in a designated wetland basin and will be regulated through a Class IV Wetland Permit.

#### Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

#### Concurrency Review Summary

A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.



This memorandum shall constitute written approval as required by Chapter 24 of the Code.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

# Memorandum



**DATE:** October 10, 2013

**TO:** Jorge Vital  
DIC Coordinator  
Department of Regulatory and Economic Resources

**FROM:** Jacqueline Carranza *Jacqueline Carranza*  
Transit Planner 2  
Miami-Dade Transit - Engineering, Planning & Development Division

**SUBJECT:** DIC Project No. 12-128 (Ferro Development, LLC) – Revision No. 1  
MDT Project No. OSP006  
FSC No. 41.04

---

## MDT Comments/Recommendations

The subject site is currently vacant and is located on the southwest corner of SW 8<sup>th</sup> Street and SW 152<sup>nd</sup> Avenue. There is no direct transit service currently serving the subject site. The closest transit service is provided by Routes 24, 51 (Flagler MAX) and 137 (West Dade Connection) and are located over mile away from the site. However, the extension of these routes is not economically feasible at this time. As such, this application meets the adopted mass transit level of service standards as prescribed by Policy MT-1A of the Mass Transit Sub-element of the Comprehensive Development Master Plan (CDMP). This project has been reviewed by MDT for mass transit concurrency and was found to be concurrent with the mass transit level-of-service standards established for Miami-Dade County.

Notwithstanding the foregoing, the 2013 ten-year Transit Development Plan (TDP) identifies in its 2023 Recommended Service Plan three proposed new Premium Metrobus Routes that will serve the proposed West Miami-Dade/SW 8<sup>th</sup> Street Park-and-Ride/Transit Terminal located at SW 8<sup>th</sup> Street and SW 147<sup>th</sup> Avenue, located approximately 0.37 miles to the east of the subject site.

The SR 836 Express Enhanced Bus and the Flagler Enhanced Bus will provide premium transit service along a segment of SW 8<sup>th</sup> Street from SW 107<sup>th</sup> Avenue to SW 147<sup>th</sup> Avenue. Both routes will terminate at the proposed West Miami-Dade/SW 8<sup>th</sup> Street Park-and-Ride/Transit Terminal located at SW 8<sup>th</sup> Street and SW 147<sup>th</sup> Avenue. These enhanced bus projects will feature specially-branded 60-foot diesel/electric hybrid, clean diesel, compressed natural gas (CNG) buses as well as strategic park-and-ride locations. In addition, these routes provide a premium east-west transit connection between the residential suburban areas of Western Miami-Dade and the MIC and the Downtown Central Business District.

The SR 836 Express Enhanced Bus service headways will be 10 minutes during the AM/PM peak-hour. Revenue service is anticipated to begin in 2017 using 11 new 60-foot diesel/electric hybrid, clean diesel, CNG, or other alternative fuel buses.

The existing Route 51 (Flagler MAX) will be transformed into the Flagler Enhanced Bus with service headways improved from 15 to 12 minutes during the AM/PM peak and 30 minutes



during midday service. Revenue service is anticipated to begin in 2018 using 10 new 60-foot diesel/electric hybrid, clean diesel, CNG, or other alternative fuel buses.

The SW 137<sup>th</sup> Avenue Enhanced Bus Service will provide premium limited-stop transit service along SW 137<sup>th</sup> Avenue from MDT's proposed park-and-ride/bus terminal station (SW 8<sup>th</sup> Street and SW 147<sup>th</sup> Avenue) to SW 304<sup>th</sup> Street and US-1. This enhanced bus project will feature strategic park-and-ride locations. In addition, this route provides a premium north-south transit connection for the West Kendall area connecting several residential areas with large shopping centers, which include Kendale Lakes Mall, Miller Square and London Square. In 2007, the Miami-Dade Metropolitan Planning Organization conducted a study of potential transit service improvements in the Kendall area. Bus rapid transit (BRT) service on SW 137<sup>th</sup> Avenue was one of the recommendations made in that study. Service headways will be 20 minutes during the AM/PM peak-hour and 40 minutes during the mid-day. Revenue service is anticipated to begin in 2020 using nine (9) new standard 40-foot buses.

In conclusion, although there is no direct transit service currently serving the subject site and the extension of existing routes to serve this site is not economically feasible at this time, MDT opines that the planned transit improvements as identified in the 2023 Recommended Service Plan will accommodate the transit demand generated by the proposed development.

**Based on the information presented, MDT has no objections to this project.**

### Project Description

12-128 – Ferro Development, LLC is requesting a special exception to permit a public charter school facility that will serve up to 3,000 students in grades pre-kindergarten through 12<sup>th</sup> grade. The applicant is currently requesting to amend the proposed project with a revised site plan submitted on September 12, 2014. The subject property is approximately 8.93 acres and is located on the southwest corner of SW 8<sup>th</sup> Street and SW 152<sup>nd</sup> Avenue, Miami-Dade County, Florida.

### Current Transit Service

There is no transit service within the immediate vicinity of the application site. The closest transit service is provided by Routes 24, 51 (Flagler MAX) and 137 (West Dade Connection). The alignment for these routes is illustrated on the attached maps. The service headways for these routes (in minutes) are as follows:

Metrobus Route Service Summary Ferro Development, LLC Application Site								
Route(s)	Service Headways (in minutes)						Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8pm)	Overnight	Saturday	Sunday		
24	(20/30/40) / (20/40)	(20/40)	(24/30)	n/a	(30/60)	(30/60)	1.2	L
51 (Flagler MAX)	15	30	30	n/a	n/a	n/a	1.4	L/F/E
137 (West Dade Connection)	(30)/(30/45)	45	(50/60)	n/a	40	45	1.4	L

Notes: L means Metrobus local route service  
 F means Metrobus feeder service to Metrorail  
 E means Express or Limited-Stop Metrobus service

June 2013 Line up

### Future Transportation/Transit Improvements

The 2014 Transportation Improvement Program (TIP) proposes the following improvements on the roadways within the immediate vicinity of the site.

Facility/Project Limits	Type of Work
SR 836 Enhanced Bus Service	New park-and-ride lot at SW 8 <sup>th</sup> Street and SW 147 <sup>th</sup> Avenue
SW 157 <sup>th</sup> Avenue (from SW 42 <sup>nd</sup> Street to SW 8 <sup>th</sup> Street)	Construct additional 2 lanes

The 2035 Long Range Transportation Plan (LRTP) lists the following improvements within the immediate vicinity of this project.

Facility/Project Limits	Type of Work	Priority/Funding Phase
SW 147 <sup>th</sup> Avenue (from SW 22 <sup>nd</sup> Terrace to SW 10 <sup>th</sup> Street)	Widen roadway from 2 to 4 lanes	Priority I
SW 157 <sup>th</sup> Avenue (from SW 8 <sup>th</sup> Street to SW 42 <sup>nd</sup> Street)	Widen roadway from 2 to 4 lanes	Priority IV
SR 836 Southwest Extension (from NW 137 <sup>th</sup> Avenue to SW Miami-Dade)	Multimodal transportation corridor	Partially Funded Project
SW 147 <sup>th</sup> Avenue (from SW 8 <sup>th</sup> Street to SW 26 <sup>th</sup> Street)	Complete as a 4 lane roadway	Private Sector Project

The 2014 ten-year Transit Development Plan (TDP) identifies in its 2023 Recommended Service Plan the following improvements/adjustments on the existing routes serving the vicinity of the project:

Route	Improvement/Adjustment
24	Convert to the Coral Way Limited and provide local service between SW 153 <sup>rd</sup> Avenue and Ponce de Leon Blvd. Limited-stop service will be provided east of Ponce de Leon Blvd. to Downtown Miami due to City of Miami Coral Way Trolley.
51 (Flagler MAX)	Route to be transformed to Flagler Enhanced Bus.
137 (West Dade Connection)	No planned improvements.



In addition, the 2014 ten-year TDP identifies in its 2023 Recommended Service Plan the following new routes that will serve the vicinity of the project:

Route	Description
SR 836 Express Enhanced Bus	This route will provide premium limited stop and express transit service along SR 836 and SW 8 <sup>th</sup> Street (East-West Corridor) from west Miami-Dade County (SW 8 <sup>th</sup> Street and SW 147 <sup>th</sup> Avenue) to the MIC via SW/NW 107 <sup>th</sup> Avenue and SR 836.
Flagler Enhanced Bus	This route will provide premium limited-stop transit service along Flagler Street from Downtown Miami to West Miami-Dade County.
SW 137 Avenue Enhanced Bus	This route will provide premium limited-stop transit service along SW 137 <sup>th</sup> Avenue from MDT's proposed park-and-ride/bus terminal station (SW 8 <sup>th</sup> Street and SW 147 <sup>th</sup> Avenue) to SW 304 <sup>th</sup> Street and US-1.

cc: Monica D. Cejas, P.E., Senior Professional Engineer  
 Nilia Cartaya, Principal Planner  
 Douglas Robinson, Principal Planner  
 Gerald Bryan, Transit Planning Section Chief  
 Eric Zahn, Transit Planning Section Supervisor

# Memorandum



**Date:** September 26, 2013

**To:** Jack Osterholt, Director  
Regulatory and Economic Resources

**From:** Dave Downey, Fire Chief  
Miami-Dade Fire Rescue Department

**Subject:** DIC 2012000128 – Ferro Development, LLC (Revision No. 1)

The applicant is seeking a Special Exception to permit a public charter school on an approximate 8.9 acre parcel of land lying south of SW 8<sup>th</sup> Street between SW 152<sup>nd</sup> Avenue and SW 153<sup>rd</sup> Place, Miami-Dade County, Florida.

## SERVICE IMPACT/DEMAND

- (A) Based on development information, this project is expected to generate approximately **117** fire and rescue alarms annually. The estimated number of alarms results in a moderate impact to existing fire and rescue service. However, existing fire and rescue stations will be able to absorb the additional number of alarms.
- (B) Based on data retrieved during calendar year 2012, the average travel time to the vicinity of the proposed development was **4:54** minutes. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents. Travel time to the vicinity of the proposed development complies with the performance objective of national industry.
- (C) A suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires four (4) suppression units; one of which must be an aerial, and the other three may be a combination of engines, tankers, ladders or aerials. Additionally, the assignment will require one (1) rescue and a battalion commander. This assignment requires twenty (20) firefighters and officers.

## EXISTING SERVICES

STATION	ADDRESS	EQUIPMENT	STAFF
61	15155 SW 10 Street	Engine	4
58	12700 SW 6 Street	Rescue, Engine	7
29	351 SW 107 Avenue	Rescue, Aerial	7
37	4200 SW 142 Avenue	Rescue, Engine	7
57	8501 SW 127 Avenue	Rescue, Battalion	4

## SITE PLAN REVIEW

- (A) Fire Engineering & Water Supply Bureau reviewed and approved the revised site plan entitled "Pinecrest Academy," as prepared by Civica Architecture, dated stamp received October 17, 2012, with the following condition:



1. At time of permitting the site plan must indicate that either a Knox Key Switch and/or Knox Padlock will be provided on all gates.
- (B) This plan has been reviewed to assure compliance with the MDR Access Road Requirements for DIC applications. Please be advised that during the platting and permitting stages of this project, the proffered site plan must be reviewed by the Fire Water & Engineering Bureau to assure compliance with the Florida Fire Prevention Code (FFPC) and National Fire Protection Association (NFPA) standards.

For additional information, please contact Mr. Carlos Heredia, Planning Section Supervisor, at 786-331-4544.

/ch

# Memorandum



**Date:** September 26, 2013

**To:** Jack Osterholt, Deputy Mayor/Director  
Sustainability, Planning and Economic Enhancement (SPEE)

**From:** Maria A. Valdes, Chief, LEED® Green Associate *Maria A. Valdes*  
Comprehensive Planning & Water Supply Certification Section

**Subject:** Pinecrest Academy Charter School, DIC Application # Z2012000128 (REVISION # 1)

Below, please find the Miami-Dade Water and Sewer Department's (MDWASD) comments for the subject project. Please note that final points of connection for this project will be issued at the time the applicant request connection to the water and sewer system infrastructure. Therefore, all points of connections provided below might change at the time of development and a capacity modeling evaluation may be required.

**Recommendation:** Approval based on conditions noted below.

**Application Name:** Pinecrest Academy Charter School

**Project Location:** The subject property is located at SW 8<sup>th</sup> Street & SW 152<sup>nd</sup> Avenue, in unincorporated Miami-Dade County, adjacent and within the Urban Development Boundary (UDB).

**Proposed Development:** The applicant is requesting to permit a charter school consisting of 81,600 square feet (sq.ft.) of class room area, 117,150 sq.ft. of non-class room area (offices, bathroom, kitchens etc.) and 100,500 sq.ft. of outdoor recreation area. The total water demand for this development will be 23,850 gpd.

**Water:** The subject project is located within MDWASD's service area. The source of water for the project is the Alexander Orr Water Treatment Plant. There are existing 12-inch water distribution mains located in SW 153<sup>rd</sup> Place and in SW 152<sup>nd</sup> Avenue, abutting the Developer's property, from any of which the Developer may connect to provide water service. If two or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) points of connection. In addition, all comments addressing water service are provided in accordance with CDMP policies WS-1A, WS-1B and WS-2A.

This project will be required to obtain a Water Supply Certification (WSC) from Miami-Dade Water and Sewer Department. The WSC letter shall remain active in accordance with the terms and conditions specified in said certification. Said Certification is issued to assure adequate water supply is available to all water users of the MDWASD as required by Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the MDWASD's 20-year Water Use Permit.

MDWASD will be the utility providing water services subject to the following conditions:

- Adequate transmission and Plant capacity exist at the time of the applicant's request.
- Adequate water supply is available prior to issuance of a building permit or its functional equivalent.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.



**Sewer:** The subject project is located within MDWASD's service area. There is an existing 8-inch sanitary gravity sewer main stub-out located in SW 153<sup>rd</sup> Court, north of SW 8<sup>th</sup> Way, at the southern boundary of the Developer's property, from which the Developer may connect and install an 8-inch gravity sewer line within the Developer's property, provided that there is sufficient depth and that there are no obstacles which would preclude construction of the sewer facilities.

Pump Station: 1213  
Yearly NAPOT: 3.69 Hrs  
Projected NAPOT: 4.01 Hrs  
Projected NAPOT including this project flows: 4.83 Hrs

The South District Wastewater Treatment Plant (WWTP) is the facility for treatment and disposal of the wastewater. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. MDWASD will be the utility providing sewer services subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required, depending on the compliance status of the United States Environmental Protection Agency (USEPA) Second and Final Partial Consent Decree.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

**Water Conservation:** All future development for the subject area will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 of the Code of Miami-Dade County. In addition, the future development will be required to comply with the landscape standards in sections 18-A and 18-B of Miami-Dade County Code. In addition, all developments must comply with the Miami-Dade County's permanent landscape irrigation restrictions in Section 32-8.2 of the Miami-Dade County Code.

For more information about our Water Conservation Program please go to  
<http://www.miamidade.gov/conservation/home.asp>.

For information concerning the Water-Use Efficiency Standards Manual please go to  
[http://www.miamidade.gov/conservation/library/WUE\\_standards\\_manual\\_final.pdf](http://www.miamidade.gov/conservation/library/WUE_standards_manual_final.pdf)


Should you have any questions, please call me at (786) 552-8198 or Alfredo B. Sanchez at (786) 552-8237.

# Memorandum



**Date:** September 30, 2013

**To:** Eric Silva, Assistant Director  
Regulatory and Economic Resources Department

**From:** Paul Mauriello, Assistant Director, Waste Operations  
Public Works and Waste Management Department 

**Subject:** Ferro Development, LLC update (DIC 12\_128)

---

The Public Works and Waste Management Department (PWWM) has no objections to the proposed application as the supplemental information provided in the application does not affect the waste management service provided.

The review was created as requested to update a previous response dated November 9, 2012, as the applicant is requesting a Special Exception to permit a public charter school serving pre-kindergarten through 12<sup>th</sup> grade. The school will likely be considered a commercial establishment per Chapter 15 of the County Code. As the PWWM does not actively compete for commercial waste collection service at this time, waste collection services may be provided by a private waste hauler. The application will have no impact or any associated costs.

The PWWM does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste. The PWWM is in compliance with this standard, meaning that there is adequate disposal capacity to meet projected growth in demand, inclusive of the application reviewed here, which is not anticipated to have a negative impact on disposal service.

If you should have any questions, please do not hesitate to contact Stacey McDuffie of the Fiscal Management and Planning Division at 305-514-6661.



# Memorandum



**Date:** December 4, 2012

**To:** Jack Osterholt, Deputy Mayor  
Director, Regulatory and Economic Resources Department

**From:** Maria I. Nardi, Chief *M-I-N*  
Planning and Research Division  
Parks, Recreation and Open Spaces Department

**Subject:** Z2012000128: FERRO DEVELOPMENT, LLC  
Revised plans dated stamped received 9/12/2013

---

**Application Name:** FERRO DEVELOPMENT, LLC

**Project Location:** The site is located on the south side of SW OF SW 8 ST & between SW 152 AVE and sw 153 pl, Miami-Dade County.

**Proposed Development:** The request is for a special exception to permit a charter school to serve up to 3,000 students.

**Impact and demand:** This application does not generate any residential population applicable to CDMP Open Space Spatial Standards. We have no pertinent comments for this application concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review.

Objective ROS-8 of the Recreation and Open Space Element of the CDMP states the following: ***The 2007 Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities.***

**Recommendation:** Based on our findings described herein **PROS HAS NO OBJECTION TO THIS APPLICATION.**

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, Parks Property Management Supervisor

# Memorandum



**Date:** November 21, 2012

**To:** Eric Silva, AICP, Assistant Director  
Development Services Division, Department of  
Regulatory and Economic Resources

**From:** J.D. Patterson, Acting Director  
Miami-Dade Police Department

**Subject:** Review – Developmental Impact Committee - Zoning Application  
Case: No. Z2012000128 – Ferro Development, LLC

## APPLICATION

The applicant, Ferro Development, LLC, is requesting a public hearing for a Special Exception to permit a public charter school facility to be located on 8.5 acres at SW 8 Street and SW 152 Avenue. The request would include grades pre-kindergarten through the 12<sup>th</sup> grade and serve up to 3,000 students.

## CURRENT POLICE SERVICES

The school would be located in unincorporated Miami-Dade County and serviced by our Hammocks District, located at 10000 SW 142 Avenue, Miami, Florida. Our current staffing allows for an average emergency response time of eight minutes or less.

## REVIEW

A review of the application and related documents was conducted to predict the impact on the Miami-Dade Police Department's (MDPD) resources and the impact that the location could have on the proposed zoning modification changes. A ½ mile radius check of crimes/calls for service of the location was done and has been provided in the attached documents for your Department.

Current data of police staffing, population, and crimes/calls for service was examined to project any increase in calls for service. Based on this data and due to the nature of the request (school), it cannot be predicted as to any projected increase in calls for service. Experience lends itself to anticipate that when additional citizens are present, traffic increases, truants may be present in the area, and calls for police service may rise. Current staffing should accommodate any slight increase in the volume of calls for service. However, should demand for police services increase beyond current levels, additional sworn personnel, support staff, and equipment may be required to maintain current levels of service. Additionally, it is recommended that Ferro Development, LLC work closely with the local police district command staff in considering security options for the site, especially during high volume times, to include but not limited to school start/dismissal times and special events.



Eric Silva, AICP, Assistant Director  
November 21, 2012  
Page 2

The MDPD does not object to any proposed zoning modifications to complete this project. The applicant and developers are encouraged to work with police during any future application, design, or construction changes to determine the best possible solutions or security options.

If the request is approved, the MDPD recommends the following to be implemented as part of the approval.

- Stagger start and dismissal times to assist in decreasing the volume of traffic generated by the school.
- Install additional traffic control devices on the appropriate streets surrounding the school as necessary.
- Establish an internal system and protocols to locate and identify the residence of any sexual offenders residing within 1,000 and 2,500 feet of the school as reflected in Florida Statute 775.215 and the Code of Miami-Dade County, Section 21.281(a) respectively.
- Develop and implement a parking and traffic plan that includes, but is not limited to, adequate parking during special events and safe street crossing for pedestrians in and around the immediate area surrounding the campus.

Should you have any questions or require additional information, Lieutenant William Gonzalez, of the Public Information & Education Bureau, may be contacted at (305) 471-1775.

JDP/kh  
Attachment

# Memorandum



**Date:** November 27, 2012

**To:** Jack Osterholt, Director  
Department of Regulatory and Economic Resources

**From:** José A. Ramos, R.A., Division Director  
Aviation Planning, Land-Use and Grants Division  
Aviation Department

**Subject:** DIC Application #12-128  
Ferro Development, LLC  
MDAD DN-12-11-1093

A handwritten signature in black ink, appearing to be "J. Ramos", written over the "From:" field.

---

As requested by the Department of Regulatory and Economic Resources, the Miami-Dade Aviation Department (MDAD) has reviewed Developmental Impact Committee (DIC) Zoning Application #12-128, Ferro Development, LLC. The applicant is requesting a special exception to permit a charter school on the Southwest corner of SW 8<sup>th</sup> Street and SW 152<sup>nd</sup> Avenue, Miami-Dade County, Florida. The size of the property is approximately 8.97 acres.

Based upon our review of the information provided to us, MDAD does not object to the use provided there are no conflicts with applicable local, state and federal aviation regulations including the Code of Miami-Dade County, Chapter 33, Airport Zoning.

C: Jorge Vital, DIC Coordinator, Department of Regulatory and Economic Resources





# Miami-Dade County Public Schools

*giving our students the world*

**Superintendent of Schools**  
Alberto M. Carvalho

**Miami-Dade County School Board**  
Perla Tabares Hantman, Chair  
Dr. Lawrence S. Feldman, Vice Chair  
Dr. Dorothy Bendross-Mindingall  
Susie V. Castillo  
Carlos L. Curbelo  
Dr. Wilbert "Tee" Holloway  
Dr. Martin Karp  
Dr. Marta Pérez  
Raquel A. Regalado

January 31, 2014

## DELIVERY VIA ELECTRONIC MAIL

Mr. Nicholas Nitti, DIC Coordinator  
Zoning Evaluation Section  
[NDN@miamidade.gov](mailto:NDN@miamidade.gov)

## RE: STATUS OF SELECTED CHARTER SCHOOL CONTRACTS

Dear Mr. Nitti:

Please see the information below in response to your inquiries regarding Pinecrest Academy, Inc., on behalf of (1) **Pinecrest Palms Academy (4634)**; (2) **Pinecrest Academy Middle School North Campus (6003)**; and (3) **Pinecrest Preparatory Academy Charter High School (7053)**.

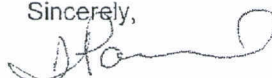
(1) Pinecrest Palms Academy (4634):	
Application Approval:	January 18, 2012
Contract Status:	Approved at the June 19, 2013 School Board Meeting. Currently being routed for signature for full execution of the contract.
School location(s):	<ul style="list-style-type: none"><li>▪ <u>Current/Temporary Campus</u>: 15130 S.W. 80 Street, Miami, Florida 33193, Folio No. 30-4933-002-0021; (to remain at this address commencing with the 2013-2014 school year and until August 1, 2015).</li><li>▪ <u>Permanent Campus</u>: S.W. 8th Street and S.W. 152nd Avenue, Folio No. 30-4904-000-0090. The following schools will be co-located at this site: Pinecrest Middle and Pinecrest High.</li></ul>
Term of the Contract:	5 years; August 2013 to June 30, 2017, as a deferral to open was granted for the 2012-2013 school year.
Enrollment Capacity:	2012-2013 SY – Not Open 2013-2015 SY – (K-1) 18 students 2015-2016 until end of term – (K-8) 900 students
Allowable Grade levels:	Grades K - 8
Additional Information:	Approved School Board Item: <a href="http://pdfs.dadeschools.net/Bdarch/2013/Bd061913/agenda/C30rev.pdf">http://pdfs.dadeschools.net/Bdarch/2013/Bd061913/agenda/C30rev.pdf</a>

<b>(2) Pinecrest Academy Middle School North Campus (6003):</b>	
Application Approval:	02/10/10
1 <sup>st</sup> Amendment to the Contract Status:	Approved at the October 16, 2013 School Board Meeting. Currently being routed for signature for full execution of the contract.
School location(s):	<ul style="list-style-type: none"> <li>Current/Temporary Campus: 10207 W. Flagler Street, Miami, Florida 33174; Folio No. 30-4005-001-0291 (to remain at this address until such time that construction is completed at the Permanent Campus)</li> <li>Permanent Campus: S.W. 8th Street and S.W. 152nd Avenue, Folio No. 30-4904-000-0090. The following schools will be co-located at this site: Pinecrest Palms (elementary) and Pinecrest High</li> </ul>
Term of the Contract:	5 years; August 2011 to June 2015, as a deferral was granted for 2010-2011 school year.
Enrollment Capacity:	2010-2011 SY – Not open 2011-2012 SY – (6) 25 students 2012-2014 SY – (6-8) 300 students 2014-2015 until end of term – (6-8) 600 students
Allowable Grade levels:	Grades 6 - 8
Additional Information:	Approved School Board Item: <a href="http://pdfs.dadeschools.net/Bdarch/2013/Bd101613/agenda/C30.PDF">http://pdfs.dadeschools.net/Bdarch/2013/Bd101613/agenda/C30.PDF</a>

<b>(3) Pinecrest Preparatory Academy Charter High School (7053):</b>	
Application Approval:	02/14/2007
2 <sup>nd</sup> Amendment to the Contract Status:	Approved at the October 16, 2013 School Board Meeting. Currently being routed for signature for full execution of the contract.
School location(s):	<ul style="list-style-type: none"> <li>Current/Temporary Campus: 14901 S.W. 42 Street, Miami, Florida 33185; Folio No. 30-4916-052-0010 (to remain at this address until such time that construction is completed at the Permanent Campus)</li> <li>Permanent Campus: S.W. 8th Street and S.W. 152nd Avenue, Folio No. 30-4904-000-0090. The following schools will be co-located at this site: Pinecrest Palms (elementary) and Pinecrest High</li> </ul>
Term of the Contract:	10 years; August 2008 to June 2018
Enrollment Capacity:	2008-2009 SY – (9-10) 500 students 2009-2010 SY – (9-11) 750 students 2010-2014 SY – (9-12) 1,000 students 2014-2018 SY – (9-12) 1,200 students
Allowable Grade levels:	Grades 9-12
Additional Information:	Approved School Board Item: <a href="http://pdfs.dadeschools.net/Bdarch/2013/Bd101613/agenda/C30.PDF">http://pdfs.dadeschools.net/Bdarch/2013/Bd101613/agenda/C30.PDF</a>

If you have any questions or require additional information, please contact me, at 305 995-1403 or [tpauline@dadeschools.net](mailto:tpauline@dadeschools.net).

Sincerely,



Tiffanie Pauline  
Assistant Superintendent

TP:elg  
L160



DATE: 26-MAR-14

BUILDING AND NEIGHBORHOOD  
COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND  
CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

FERRO DEVELOPMENT,LLC

south side of SW OF SW 8 ST &  
between SW 152 AVE and sw 153 pl,  
MIAMI-DADE COUNTY, FLORIDA.

---

APPLICANT

---

ADDRESS

---

Z2012000128

---

HEARING NUMBER

**HISTORY:**

ENFORCEMENT HISTORY: NC: No open cases. Prior case 201312009897 was opened on November 27, 2013 for junk/trash on unimproved property. Warning was issued December 18, 2013. Violation corrected and closed on January 3, 2014. Case 201412001009 was opened on February 6, 2014 for junk/trash on unimproved property. NCO did not get good address and case was closed on March 10, 2014. BNC: No bss cases open/closed.

Ferro Development

**OUTSTANDING FINES, PENALTIES, COST OR LIENS  
INCURRED PURSUANT TO CHAPTER 8CC:**

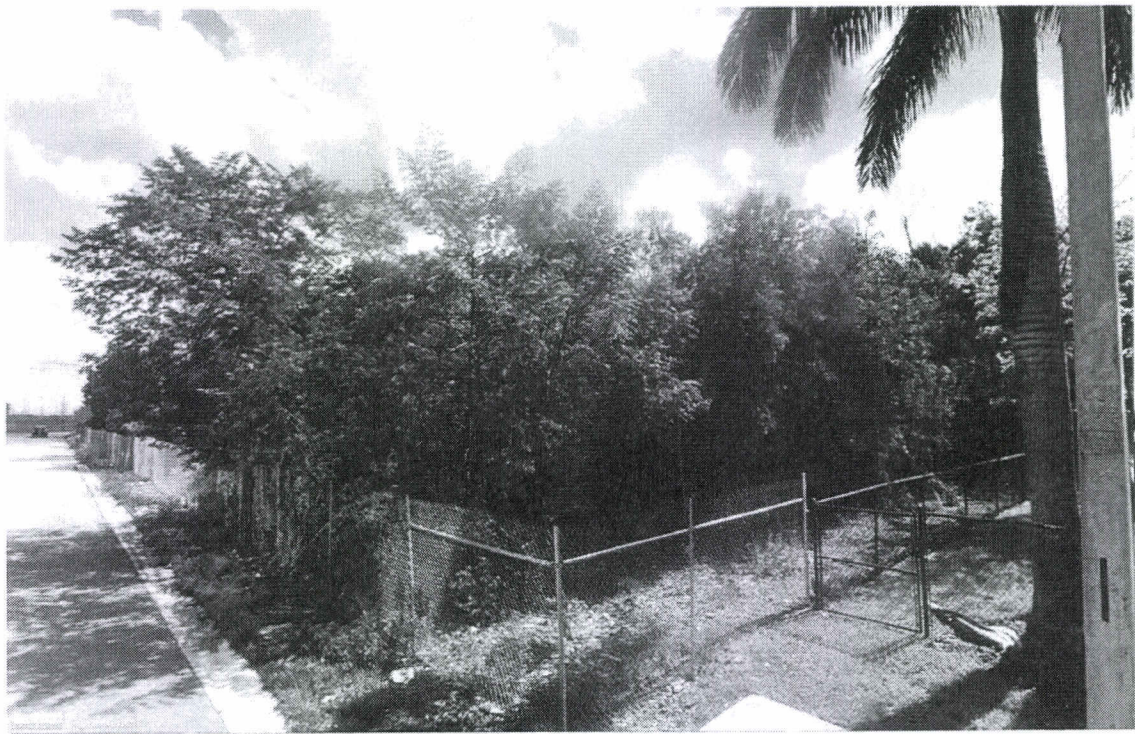
**REPORTER NAME:**



# PHOTOGRAPHS



**NORTH WEST**



**SOUTH WEST**



# PHOTOGRAPHS



**NORTH EAST**



**SOUTH EAST**



# PHOTOGRAPHS



**SW 152nd AVE.**



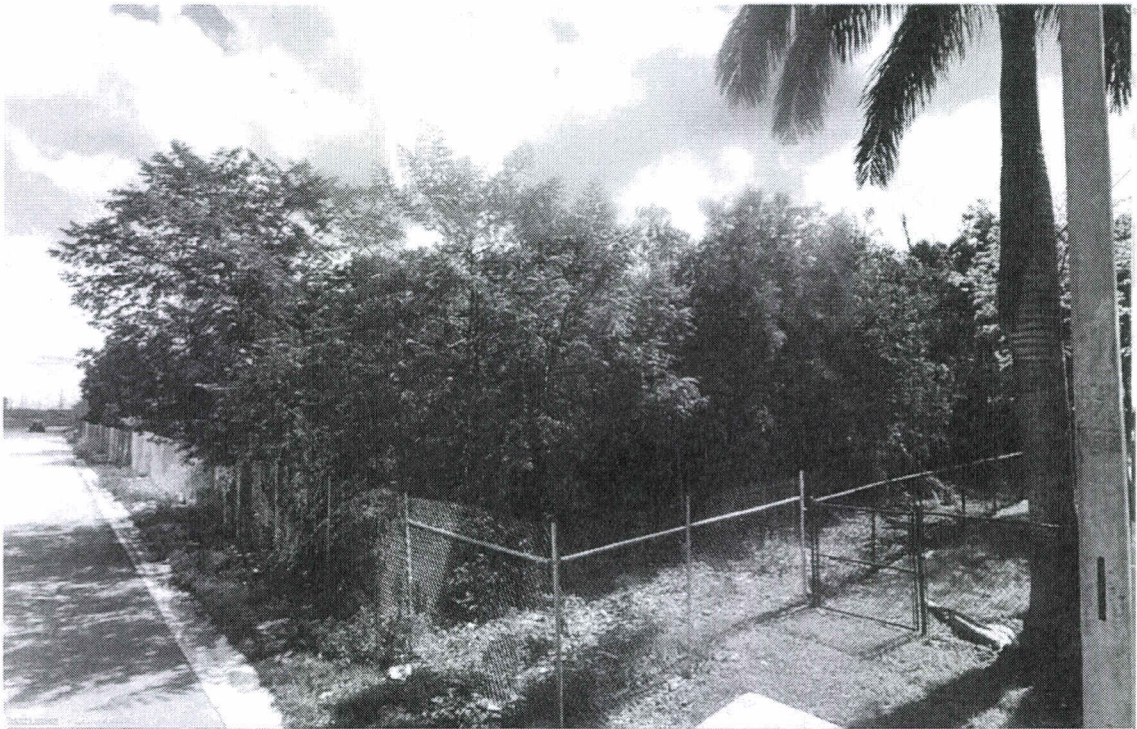
**SW 153rd PL**



# PHOTOGRAPHS



**NORTH WEST**



**SOUTH WEST**



# PHOTOGRAPHS



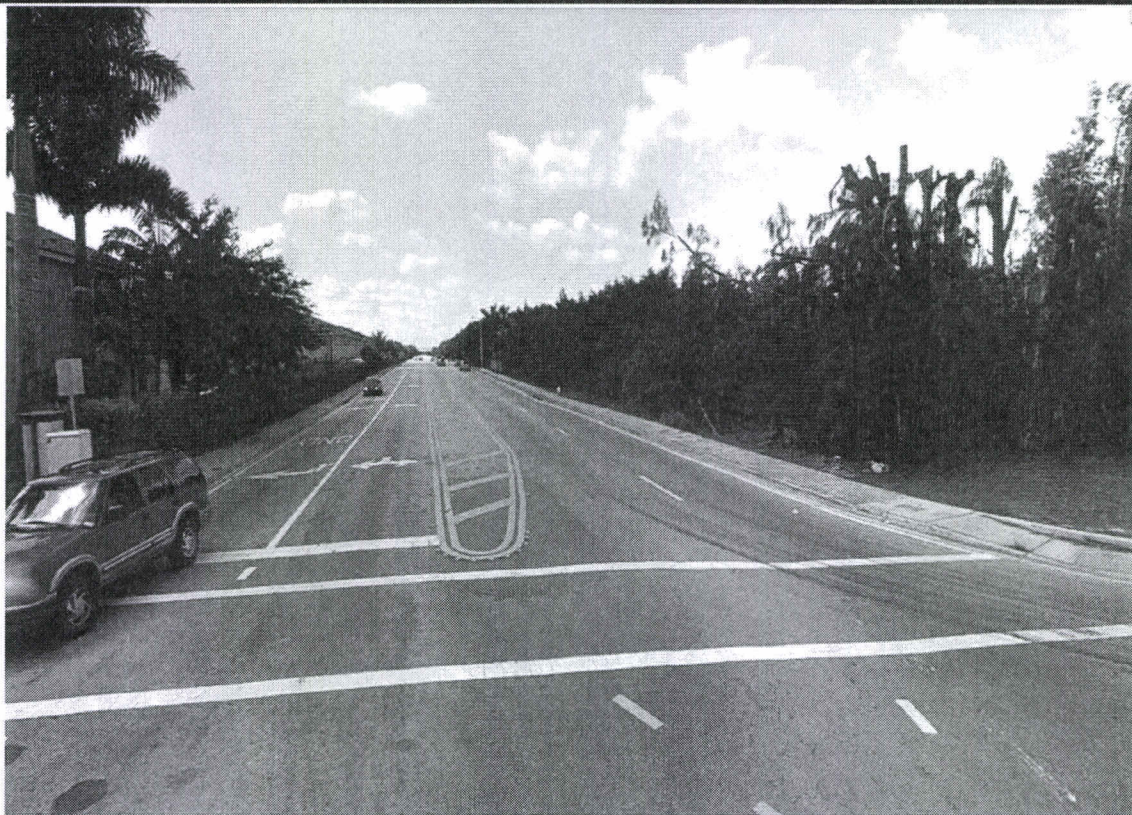
NORTH EAST



SOUTH EAST



# PHOTOGRAPHS



**SW 152nd AVE.**



**SW 153rd PL**



# PINECREST ACADEMY TAMIAMI TRAIL CAMPUS

SW 8th STREET & SW 152nd AVENUE  
MIAMI, FL 33194

FOLIO # 30-4904-000-0090

APPLICANT:

TAMIAMI SCHOOL PROPERTY, LLC  
6457 Sunset Drive  
South Miami, FL 33143

DATE: 09.18.2012  
ISSUED FOR: DIC SUBMITTAL  
CIVICA PROJECT: 120118

ARCHITECT:

**CIVICA**  
L L C  
ARCHITECTURE & URBAN DESIGN

8323 NW 12th St, Suite 106  
Doral, FL 33126  
tel: 305.593.9959

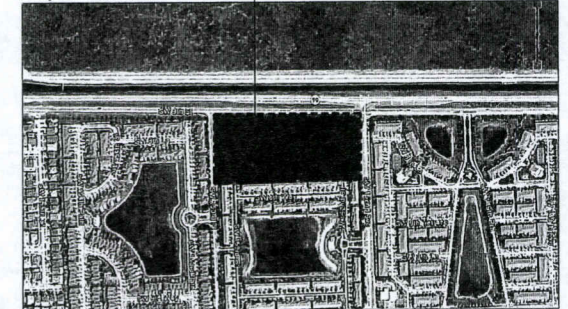
AA #26001093

CONSULTANTS:

## INDEX OF DRAWINGS

COVER	
SURVEY	
A-1	PROPOSED SITE PLAN & DATA CALCULATIONS
A-2	PROPOSED PHASING PLAN
A-3	PROPOSED PHASING PLAN
A-4	PROPOSED EAST CLASSRM BLDG 01 FLOOR PLANS
A-4.1	PROPOSED EAST CLASSRM BLDG 01 ELEVATIONS
A-5	PROPOSED NORTH CLASSRM BLDG 02 FLOOR PLANS
A-5.1	PROPOSED NORTH CLASSRM BLDG 02 ELEVATIONS
A-6	PROPOSED NORTH CLASSRM BLDG 03 FLOOR PLAN
A-6.1	PROPOSED NORTH CLASSRM BLDG 02 ELEVATIONS
A-7	PROPOSED CAFETERIA & GYMNASIUM FLOOR PLANS & ELEVATIONS
A-8	SITE DETAILS
A-9	LANDSCAPING PLAN
A-10	LANDSCAPING NOTES & DETAILS

PROJECT LOCATION



LOCATION MAP  
N. T. S.

LEGAL DESCRIPTION

FOLIO # 30-4904-000-0090

That portion of Tracts 53 and 54, of the SUPPLEMENTAL MAP NO. 1 OF LANDS OF THE MIAMI EVERGLADES LAND CO., LTD., in Section 4, Township 54 South, range 38 East, Miami-Dade County, Florida, according to the Plat thereof, as recorded in Plat Book 3, at Page 28, of the Public Records of Miami-Dade County, Florida, more particularly described as follows: That portion of the East 3/4 of the Southwest 1/4 of Section 4, Township 54 South, Range 38 East, less the West 680.00 feet, the South 880.00 feet, and less the East 35.00 feet, which lies South of the Southwesterly right of way line of State Road 112 (S.R. 112), also known as TAMiami TRAIL.

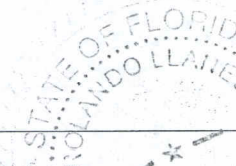
RECEIVED  
712-128  
SEP 12 2013

MIAMI-DADE COUNTY  
DEPT. OF PLANNING & ZONING  
DEVELOPMENTAL IMPACT COMMITTEE

BY

## REVISIONS

NO.	DATE	REVISION
1	01.24.2013	DIC COMMENTS
2	04.12.2013	PUBLIC WORKS COMMENTS



*[Signature]*  
8.28.13



56









85

# CIVICA

8323 NW 12th St, Suite 106  
Doral, FL 33126  
Tel: 305.593.9959  
AA 828001083  
www.civicaeng.com

PROJECT:  
**PINECREST  
ACADEMY  
(TAMIAMI TRAIL  
CAMPUS)**

SW 8th ST & SW 152nd AVE  
MIAMI, FL 33194

APPLICANT:  
TAMIAMI SCHOOL  
PROPERTY, LLC

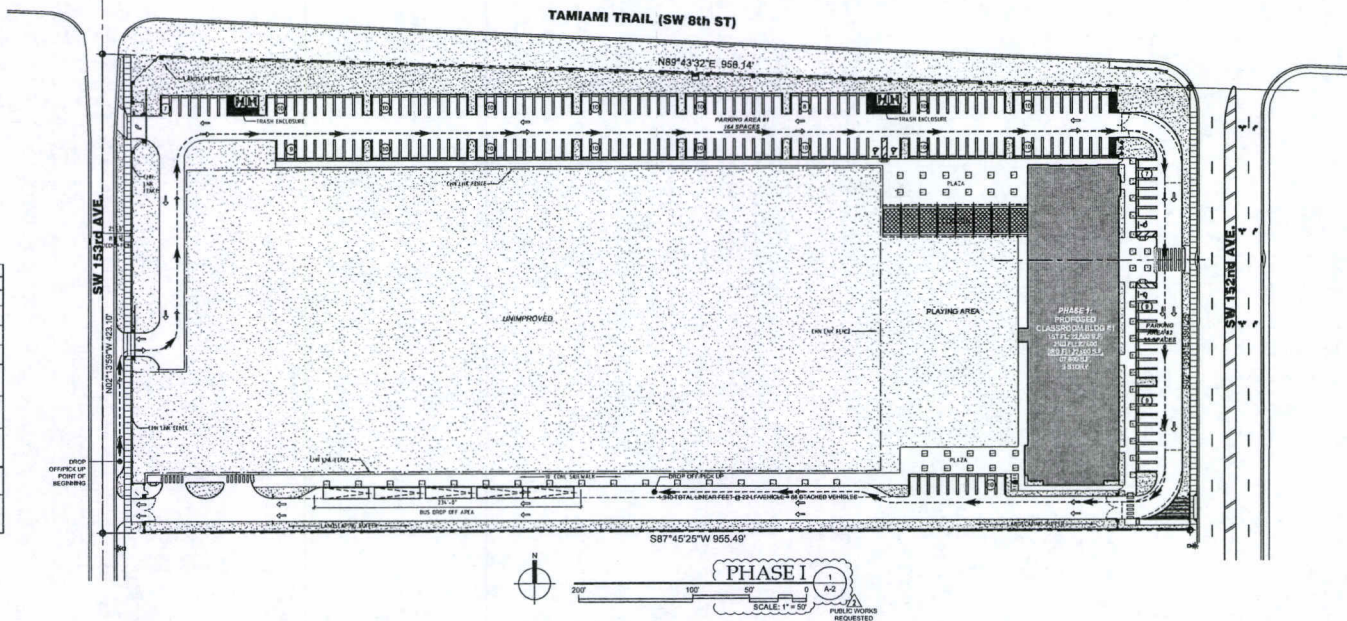
6457 Sunset Drive  
Miami, FL 33143

ISSUED FOR:  
**DIC  
SUBMITTAL**

CIVICA PROJECT No.:  
120118

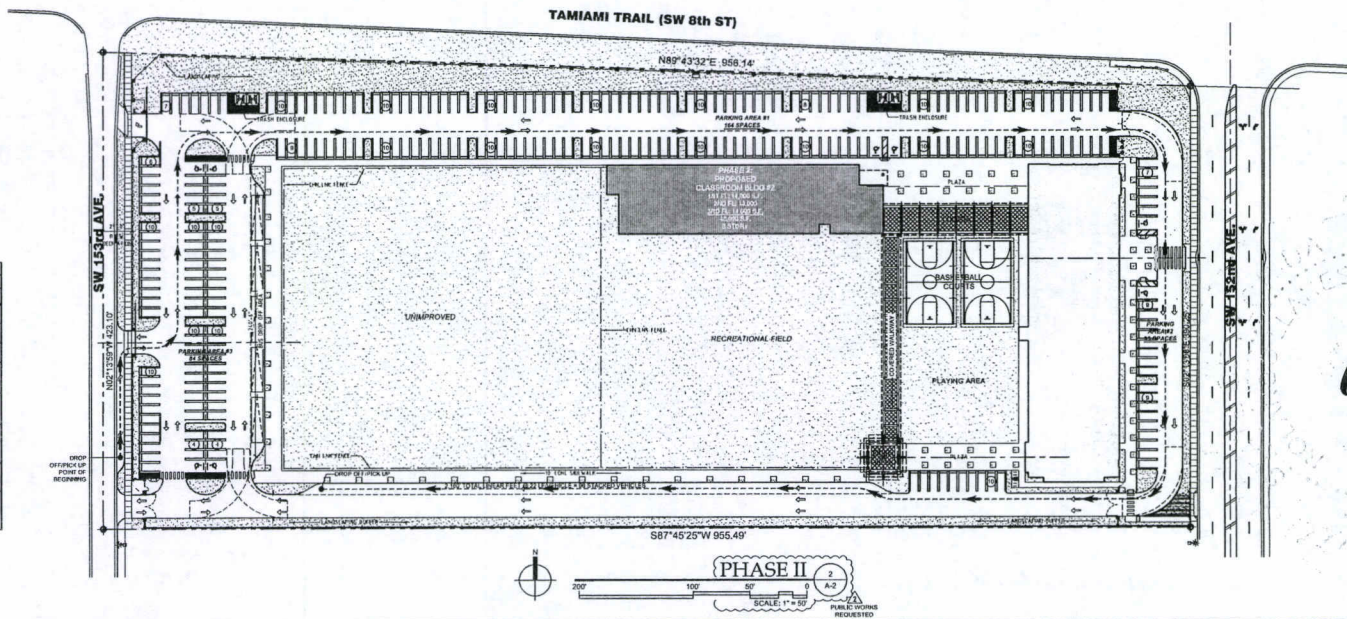
Phase 1			
Parking Data @ 1,100 Students (Grades K - 12th)			
K-5th	Elementary	335	
6th-8th	Middle School	165	
9th-12th	High School	600	
Type	Required	Provided	
Staff (1 Per Staff)	69	69	
Visitors (1 Per 100 Students)	11	100	
Students (1 Space for every 10 students in 11th & 12 Grades)	30	30	
<b>Totals</b>	<b>110</b>	<b>299</b>	

NOTES: 1. 100% ADA Accessible parking spaces required as per 2010 Florida Building Code, Accessibility. Total Provided = 5 (Included in 199 total parking count)



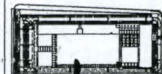
Phase 2 (Cumulative PhI+PhII)			
Parking Data @ 2,100 Students (Grades K - 12th)			
K-5th	Elementary	735	
6th-8th	Middle School	365	
9th-12th	High School	1000	
Type	Required	Provided	
Staff (1 Per Staff)	131	131	
Visitors (1 Per 100 Students)	21	102	
Students (1 Space for every 10 students in 11th & 12 Grades)	50	50	
<b>Totals</b>	<b>202</b>	<b>283</b>	

NOTES: 1. 100% ADA Accessible parking spaces required as per 2010 Florida Building Code, Accessibility. Total Provided = 8 (Included in 283 total parking count)



No.	DATE	REVISION	BY
1	04.12.2013	PUBLIC WORKS REQUESTED	TM/EF

DRAWN BY: TM/EF  
APPROVED BY: [Signature]  
DATE: Sept. 19, 2012  
SCALE: SEE SH1  
KEY PLAN



DATE: 08.28.13  
BY: [Signature]  
PROJECT: PINECREST ACADEMY (TAMIAMI TRAIL CAMPUS)  
SHEET: 1 OF 2  
THIS DRAWING IS THE PROPERTY OF CIVICA AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED ON REQUEST.

SHEET TITLE:  
**PROPOSED  
PHASING  
PLAN**

SHEET NUMBER:  
**A-2**



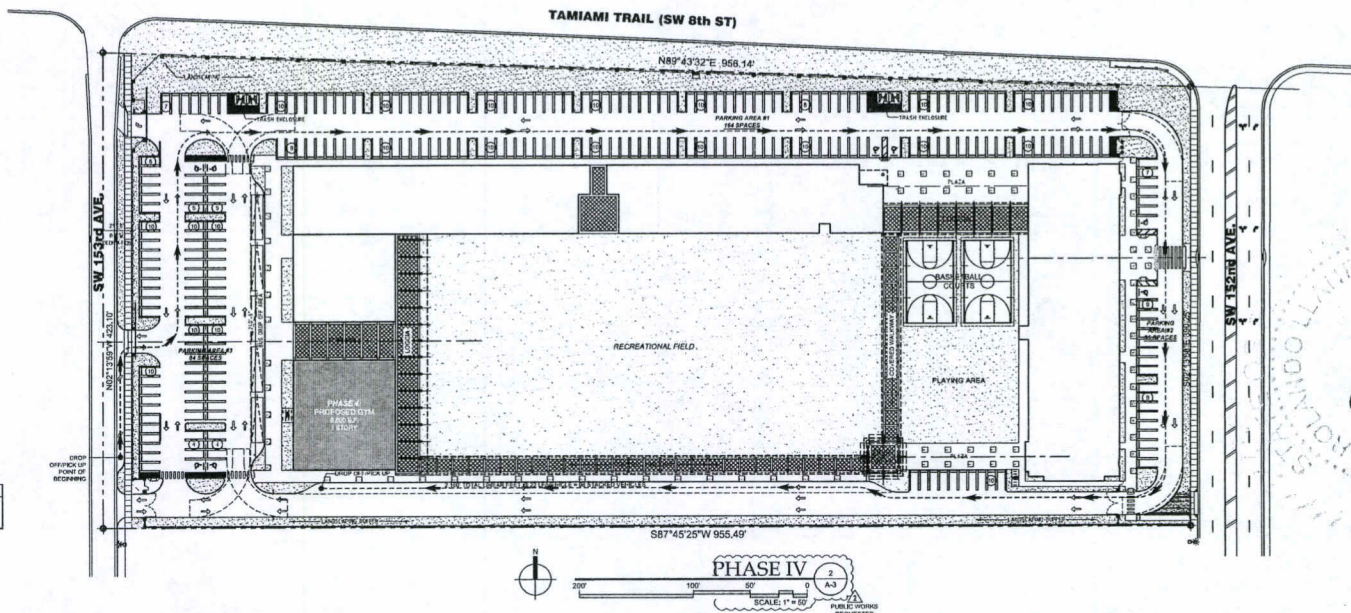
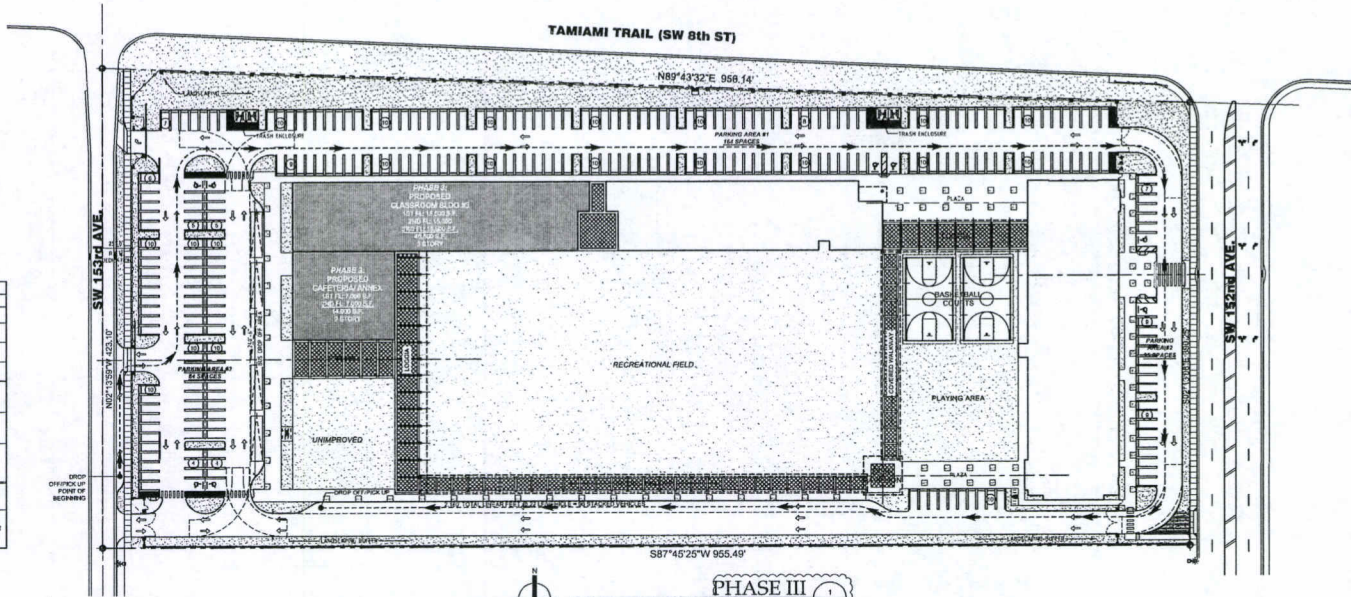
59

**PARKING CALCULATION**

Parking Data @ 3,000 Students (Grades K - 12th)

Grade	Elementary	Middle School	High School
K-5th	1,200		
6th-8th		600	
9th-12th			1,200
Type	Required	Provided	
Staff (1 Per Staff)	184	184	
Visitors (1 Per 100 Students)	30	39	
Students (1 Space for every 30 students in 12th & 12 Grades)	60	60	
Totals	274	283	

NOTES: <sup>1</sup>Total ADA Accessible parking spaces required as per 2010 Florida Building Code, Accessibility. Total Provided = 8 (included in 283 total parking count)



Phase 4 (ACCESSORY USE - GYMNASIUM)  
NO INCREASE IN STUDENTS OR STAFF

**CIVICA**  
ARCHITECTURE & ENGINEERING  
8323 NW 12th St, Suite 106  
Doral, FL 33126  
tel: 305.593.9959  
AA #26001093  
www.civicaeng.com

PROJECT:  
**PINECREST ACADEMY (TAMIAMI TRAIL CAMPUS)**

SW 8th ST & SW 152nd AVE  
MIAMI, FL 33194

APPLICANT:  
TAMIAMI SCHOOL PROPERTY, LLC

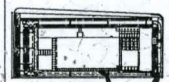
6457 Sunset Drive  
Miami, FL 33143

ISSUED FOR:  
**DIC SUBMITTAL**

CIVICA PROJECT No.:  
120118

No.	DATE	REVISION	BY
1	04.12.2013	PUBLIC WORKS REQUESTED	TH/IF

DRAWN BY: TH  
APPROVED BY: IF  
DATE: Sept. 19, 2012  
SCALE: SEE SH  
KEY PLAN



ROLANDO L. LIVES  
AR - 0013160  
8.28.13

This drawing is the property of CIVICA and is not to be reproduced or copied in whole or part. It is not to be used on any other project and is to be returned on request.

SHEET TITLE  
**PROPOSED PHASING PLAN**

SHEET NUMBER  
**A-3**



60

**CIVICA**  
ARCHITECTURE & DESIGN

8323 NW 12th St. Suite 106  
Doral, FL 33126  
tel: 305.593.9959  
AA #20010983  
www.civicaarch.com

PROJECT:  
**PINECREST  
ACADEMY  
(TAMiami TRAIL  
CAMPUS)**

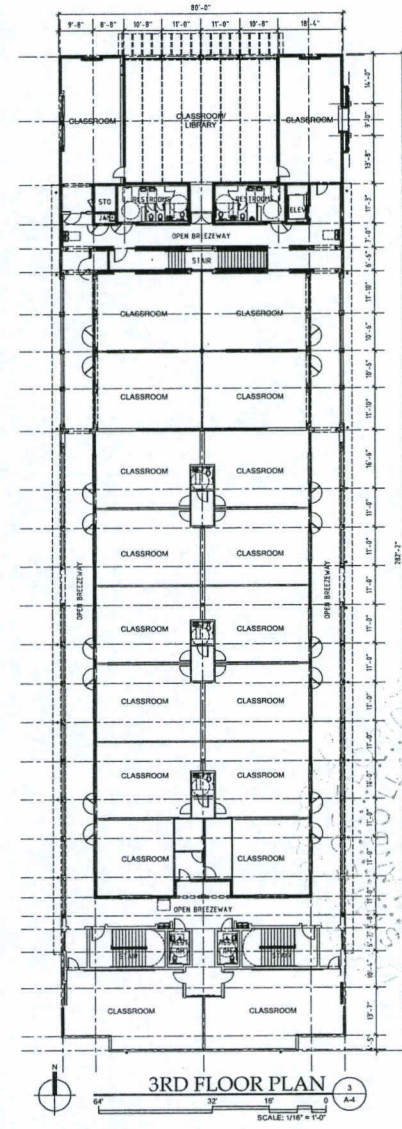
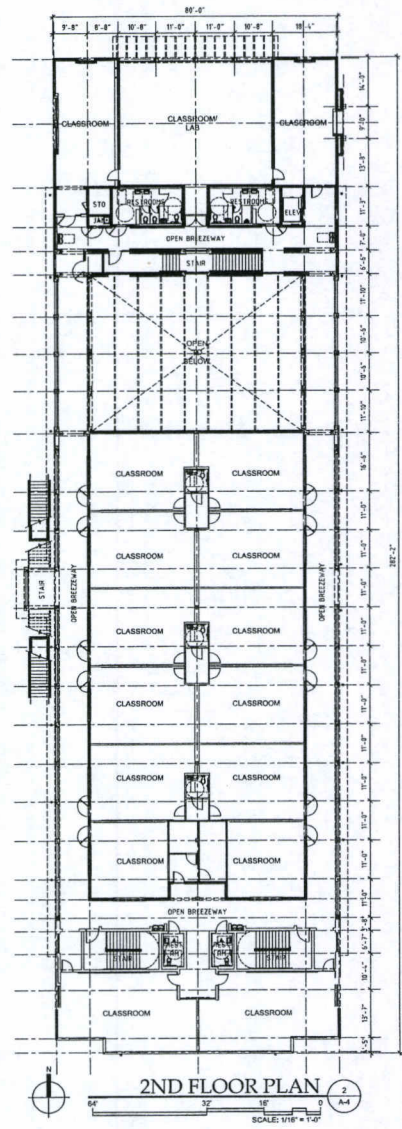
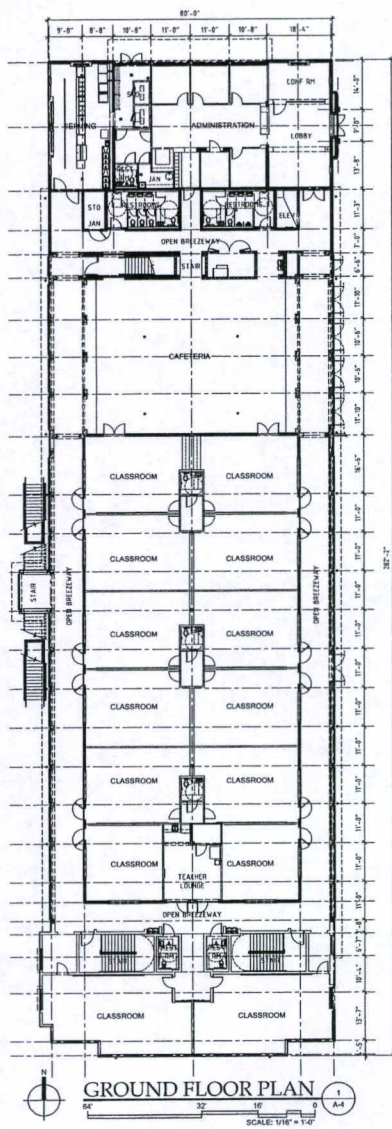
SW 8th St & SW 152nd Ave  
MIAMI, FL 33194

APPLICANT:  
**TAMiami SCHOOL  
PROPERTY, LLC**

6457 Sunset Drive  
Miami, FL 33143

ISSUED FOR:  
**DIC  
SUBMITTAL**

CIVICA PROJECT No.:  
120118



No.	DATE	REVISION	BY

DRAWN BY: TH  
APPROVED BY: RL  
DATE: Sept. 19, 2012  
SCALE: SEE SHT  
KEY PLAN

ROLANDO AR-0013180  
8.28.13  
This drawing is the property of CIVICA and is not to be reproduced or copied in whole or part. It is not to be used on any other project and is to be returned on request.

SHEET TITLE  
**PROPOSED  
EAST CLASSROOM  
BLDG 01  
FLOOR PLANS**  
SHEET NUMBER  
**A-4**

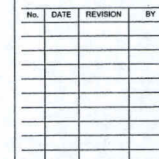
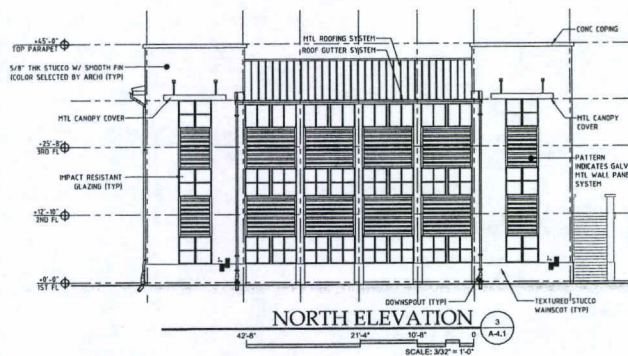


APPLICANT:  
TAMIAMI SCHOOL  
PROPERTY, LLC

6457 Sunset Drive  
Miami, FL 33143

ISSUED FOR:  
DIC  
SUBMITTAL

CIVICA PROJECT No :  
120118



DRAWN BY	APPROVED BY
----------	-------------

DATE	SCALE:
------	--------

DATE	SCALE:
Sept. 19, 10/12	SEE SHT

### KEY PLAN



SEGNATI

7

11

V. A.

111

120

24

ROLANDO LIA

DR - 0013180

This drawing is  
not to be copied

part. It is not to  
and is to

SHEET TITLE  
DE

PR

EAST

35

ELE

SHEET NUMBER

SHEET NUMBER

1. *Journal of the American Medical Association*, 1997; 277: 1001-1005.

1



## CIVICA

8323 NW 12th St. Suite 106  
Doral, FL 33126  
tel: 305.593.9959  
AA #26001093  
[www.civicgroup.com](http://www.civicgroup.com)

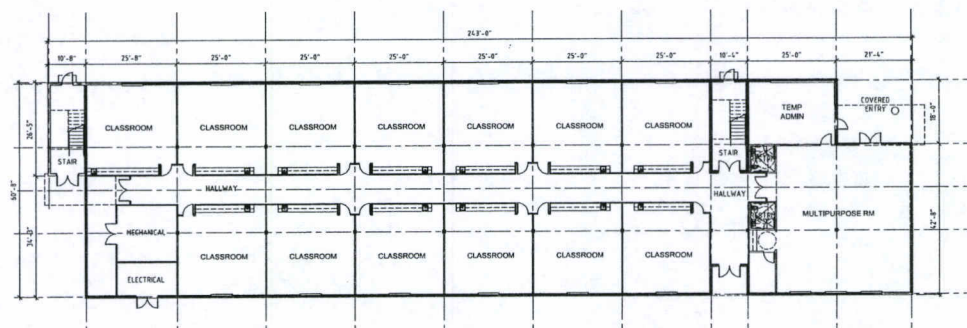
PROJECT:  
**PINECREST  
ACADEMY  
(TAMIAMI TRAIL  
CAMPUS)**  
SW 8th ST & SW 152nd AVE  
MIAMI, FL 33194

APPLICANT:  
TAMIAMI SCHOOL  
PROPERTY, LLC

6457 Sunset Drive  
Miami, FL 33143

ISSUED FOR:  
DIC  
SUBMITTAL

CIVICA PROJECT No :  
120118

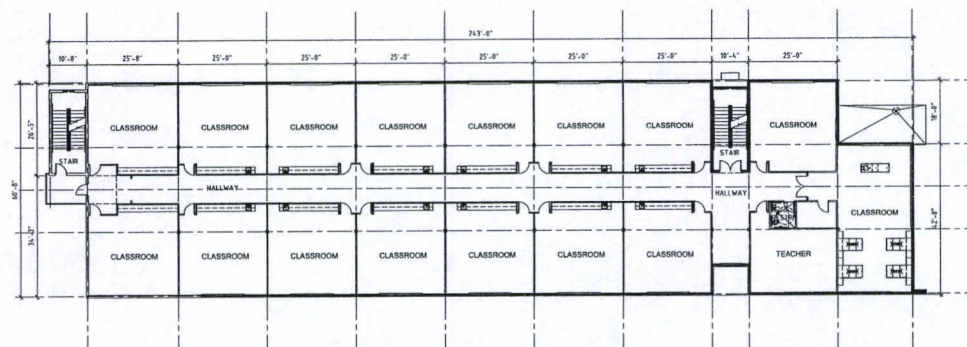


**GROUND FLOOR PLAN**

64' 32' 16' 0'

SCALE: 1/16" = 1'-0"

1  
A-5



2ND FLOOR PLAN

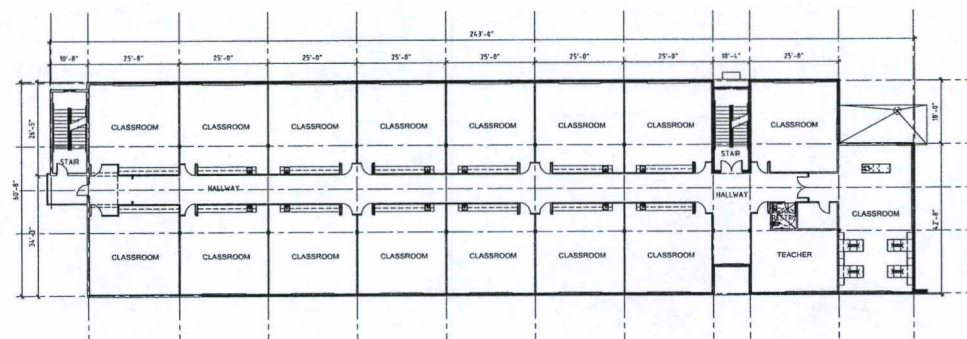
64' 32' 16' 0'

SCALE: 1/16" = 1'-0"

N

2

A-4



3RD FLOOR PLAN

[illegible]

DRAWN BY	APPROVED BY
----------	-------------

TM	RL
----	----

DATE \_\_\_\_\_ SCALE: \_\_\_\_\_

Sept 19, 2012 SEE SHT

KEY PLAN



SEARCHED INDEXED  
SERIALIZED FILED  
MAR 2 1964  
FBI - NEW YORK

2013

8.28.13

ROLAND L. JONES  
AR - 0013150

THIS drawing is the property of CIMCA and is  
not to be reproduced or copied in whole or  
part. It is loaned to you. Please return it to the  
source.

SHEET TITLE: **PROPOSED**

PROPOSED  
NORTH CLASSRM  
BLDG 02

FLOOR PLANS

SHEET NUMBER

A-5

# CIVICA

8323 NW 12th St, Suite 106  
Doral, FL 33126  
Tel: 305.593.9959  
AA #28001093  
www.civicaarchitect.com

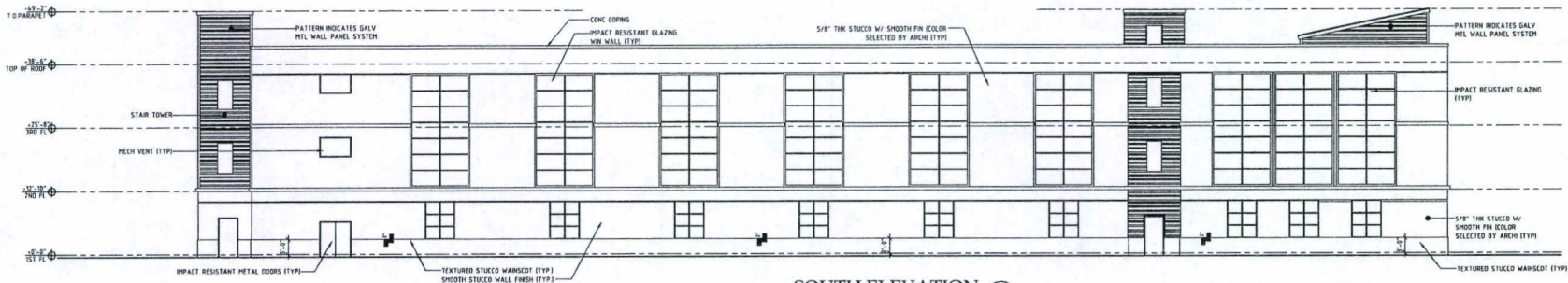
PROJECT:  
**PINECREST  
ACADEMY  
(TAMAMI TRAIL  
CAMPUS)**  
SW 8th ST & SW 152nd AVE  
MIAMI, FL 33194

APPLICANT:  
TAMAMI SCHOOL  
PROPERTY, LLC  
6457 Sunset Drive  
Miami, FL 33143

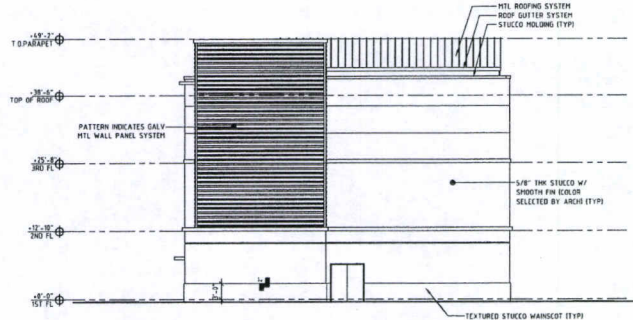
ISSUED FOR:  
**DIC  
SUBMITTAL**

CIVICA PROJECT No.:  
120118

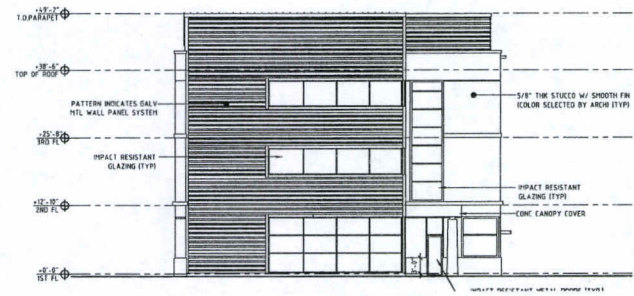
HEIGHT NOTE:  
ALL ROOF DECORATIVE SCREENS AND ACCENT TOWERS SHALL  
BE EXEMPT FROM THE 45'-0" HEIGHT RESTRICTIONS AS PER SEC.  
33-255(a) OF THE MIAMI-DADE COUNTY ZONING ORDINANCE (TYP)



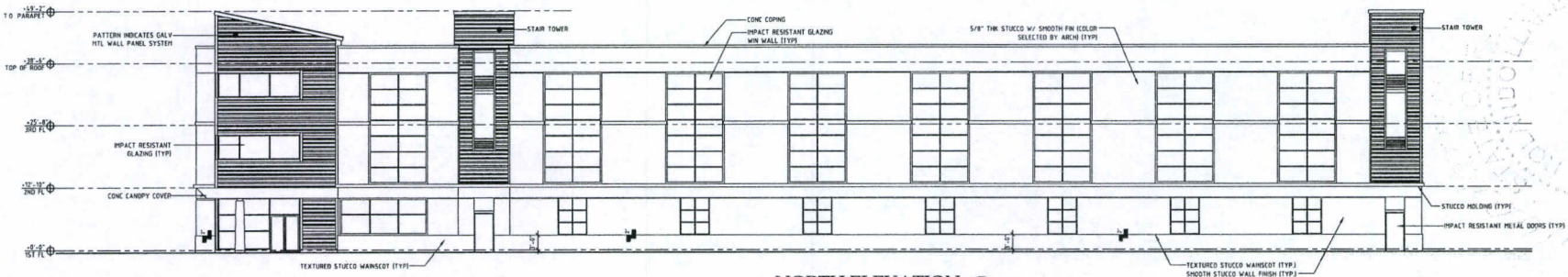
**SOUTH ELEVATION** 4  
42'-0" 21'-4" 10'-8" 0 A-5.1  
SCALE: 3/32" = 1'-0"



**WEST ELEVATION** 3  
42'-0" 21'-4" 10'-8" 0 A-5.1  
SCALE: 3/32" = 1'-0"



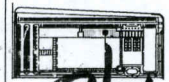
**EAST ELEVATION** 2  
42'-0" 21'-4" 10'-8" 0 A-5.1  
SCALE: 3/32" = 1'-0"



**NORTH ELEVATION** 1  
42'-0" 21'-4" 10'-8" 0 A-5.1  
SCALE: 3/32" = 1'-0"

No.	DATE	REVISION	BY

DRAWN BY: APPROVED BY:  
TH: RL  
DATE: SCALE:  
Sept. 19, 2012 SEE SHIT  
KEY PLAN



*[Handwritten signature]*  
8.28.13

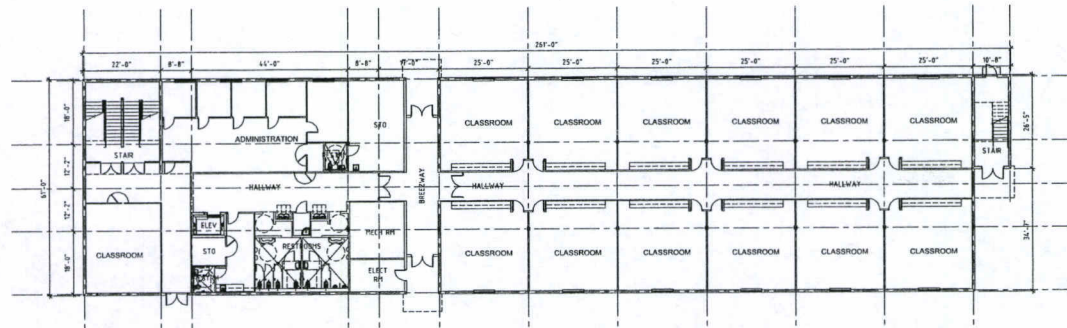
ROLANDO LAMAR  
AR - 0013190  
This drawing is the property of CIVICA and is  
not to be reproduced or copied in whole or  
part. It is not to be used on any other project  
and is to be returned on request.  
Exempt from a copy

SHEET TITLE  
**PROPOSED  
NORTH CLASSRM  
BLDG 02  
ELEVATIONS**

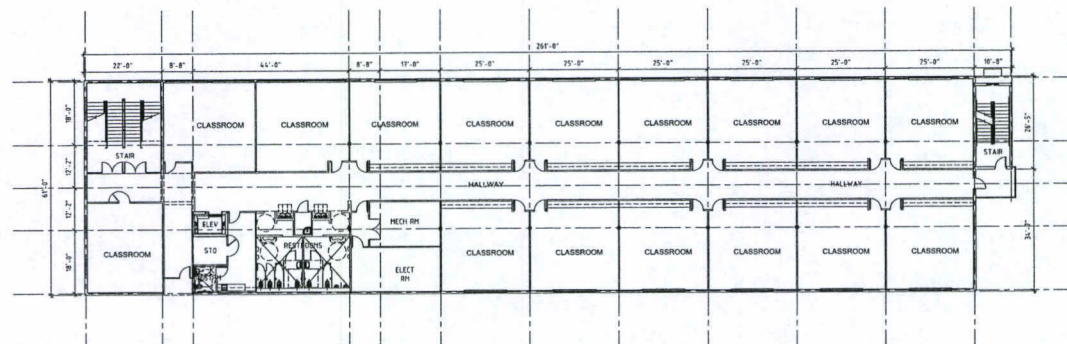
SHEET NUMBER  
**A-5.1**



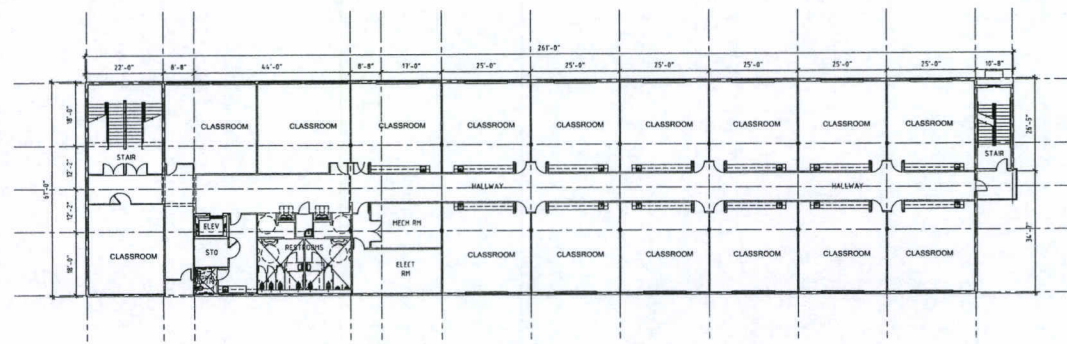
69



GROUND FLOOR PLAN  
SCALE: 1/16" = 1'-0"



2ND FLOOR PLAN  
SCALE: 1/16" = 1'-0"



3RD FLOOR PLAN  
SCALE: 1/16" = 1'-0"

CIVICA

8323 NW 12th St, Suite 106  
Doral, FL 33126  
Tel: 305.593.9959  
AA #2801083  
www.civicaarch.com

PROJECT:  
PINECREST  
ACADEMY  
(TAMIAMI TRAIL  
CAMPUS)

SW 8th ST & SW 152nd AVE  
MIAMI, FL 33194

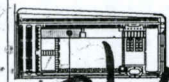
APPLICANT:  
TAMIAMI SCHOOL  
PROPERTY, LLC  
6457 Sunset Drive  
Miami, FL 33143

ISSUED FOR:  
DIC  
SUBMITTAL

CIVICA PROJECT No:  
120118

No.	DATE	REVISION	BY

DRAWN BY: TH  
APPROVED BY: RL  
DATE: Sept. 19, 2012  
SCALE: SEE SH1  
KEY PLAN



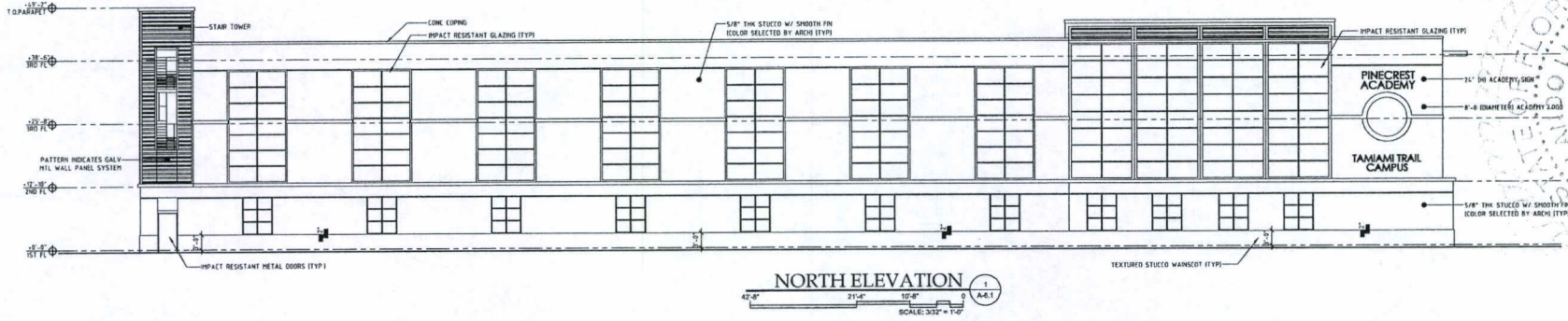
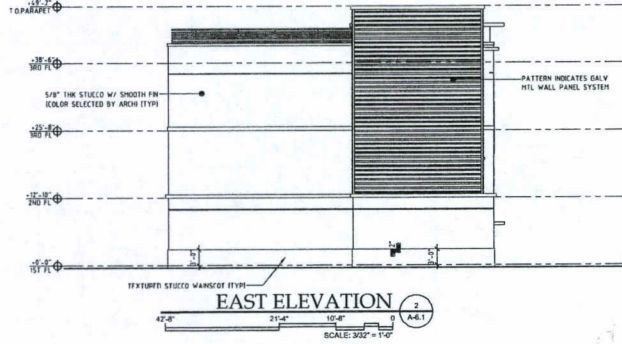
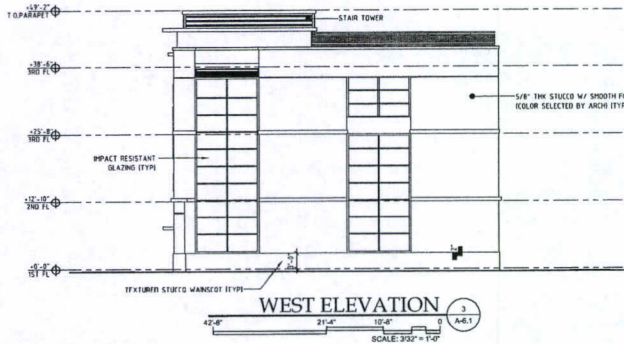
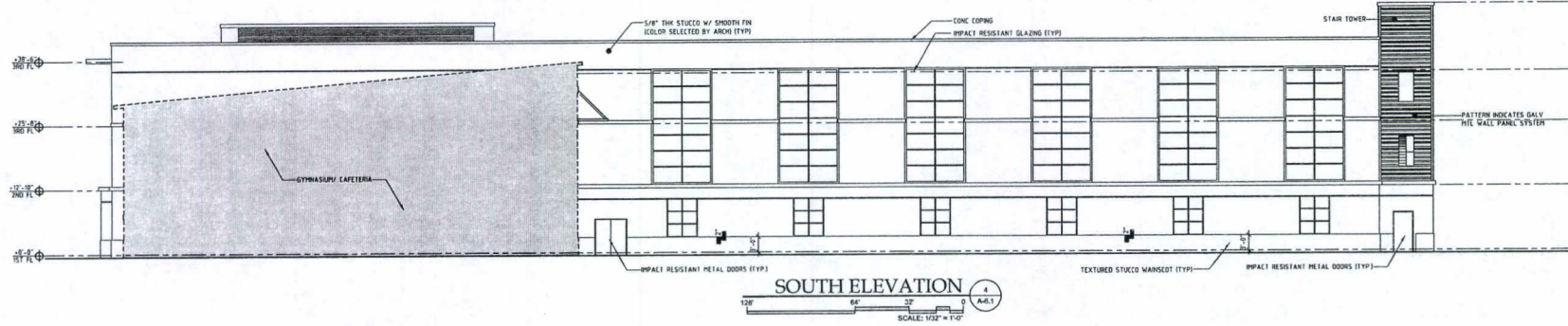
8-28-13  
This drawing is the property of CIVICA and is not to be reproduced or copied in whole or part. It is not to be used on any other project and is to be returned on request.

SHEET TITLE:  
PROPOSED  
NORTH CLASSRM  
BLDG 03  
FLOOR PLANS

SHEET NUMBER  
A-6

65

HEIGHT NOTE:  
ALL ROOF DECORATIVE SCREENS AND ACCENT TOWERS SHALL  
BE EXEMPT FROM THE 45-4' HEIGHT RESTRICTIONS AS PER SEC.  
33-55(a) OF THE MIAMI-DADE COUNTY ZONING ORDINANCE (TYP)



**CIVICA**  
ARCHITECTURE + PLANNING

8323 NW 12th St, Suite 106  
Doral, FL 33126  
tel: 305.593.9959  
www.civicaarch.com

PROJECT:  
**PINECREST  
ACADEMY  
(TAMIAMI TRAIL  
CAMPUS)**  
SW 8th ST & SW 152nd AVE  
MIAMI, FL 33194

APPLICANT:  
**TAMIAMI SCHOOL  
PROPERTY, LLC**  
6457 Sunset Drive  
Miami, FL 33143

ISSUED FOR:  
**DIC  
SUBMITTAL**  
CIVICA PROJECT No.:  
120118

No.	DATE	REVISION	BY

DRAWN BY: TH  
APPROVED BY: RL  
DATE: Sept. 19, 2012  
SCALE: SEE SHET  
KEY PLAN



**PINECREST ACADEMY**  
71' IN ACADEMY GYM  
8'-0" DIAMETER ACADMY LOGS  
**TAMIAMI TRAIL CAMPUS**

ROLAND...  
AR - 08/28/13  
This drawing is the property of CIVICA and is not to be reproduced or copied in whole or part. It is not to be used on any other project and is to be returned on request.

SHEET TITLE:  
**PROPOSED  
NORTH CLASSRM  
BLDG 03  
ELEVATIONS**  
SHEET NUMBER  
**A-6.1**



CIVICA

ARCHITECTURE PLANNING DESIGN  
8323 NW 12th St. Suite 106  
Doral, FL 33126  
Tel: 305.593.9969  
AA #26001093  
www.civica-group.com

PROJECT:  
PINECREST  
ACADEMY  
(TAMIAMI TRAIL  
CAMPUS)  
SW 8th ST & SW 152nd AVE  
MIAMI, FL 33194

APPLICANT:  
TAMIAMI SCHOOL  
PROPERTY, LLC  
6457 Sunset Drive  
Miami, FL 33143

ISSUED FOR:  
DIC  
SUBMITTAL  
CIVICA PROJECT No.:  
120118

No.	DATE	REVISION	BY

DRAWN BY: APPROVED BY:  
DATE: SCALE:  
Sept. 15, 2012 SEE SHIT  
KEY PLAN

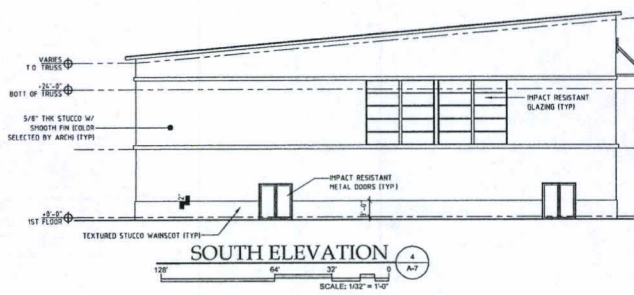


ROLAND  
AR - 00  
9-28-13  
This drawing is the property of CIVICA and is not to be reproduced or copied in whole or in part. It is not to be used on any other project and is to be returned on request.

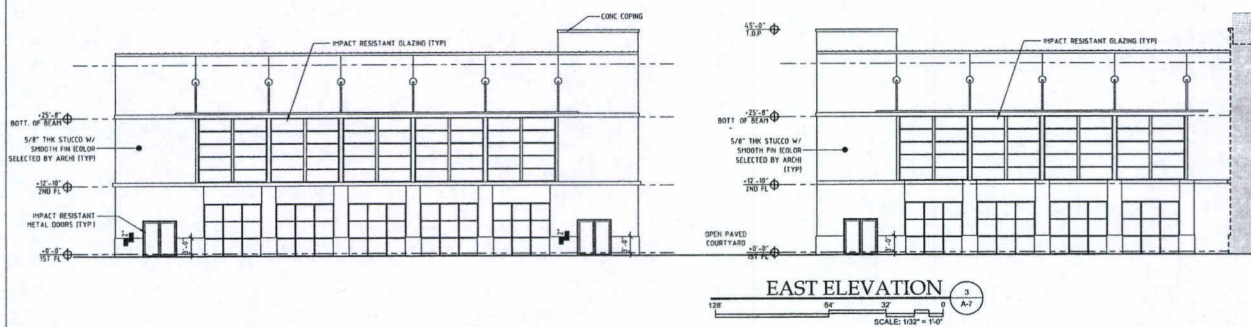
SHEET TITLE  
PROPOSED  
CAFETERIA  
& GYMNASIUM  
FL PLANS & ELEVS

SHEET NUMBER  
A-7

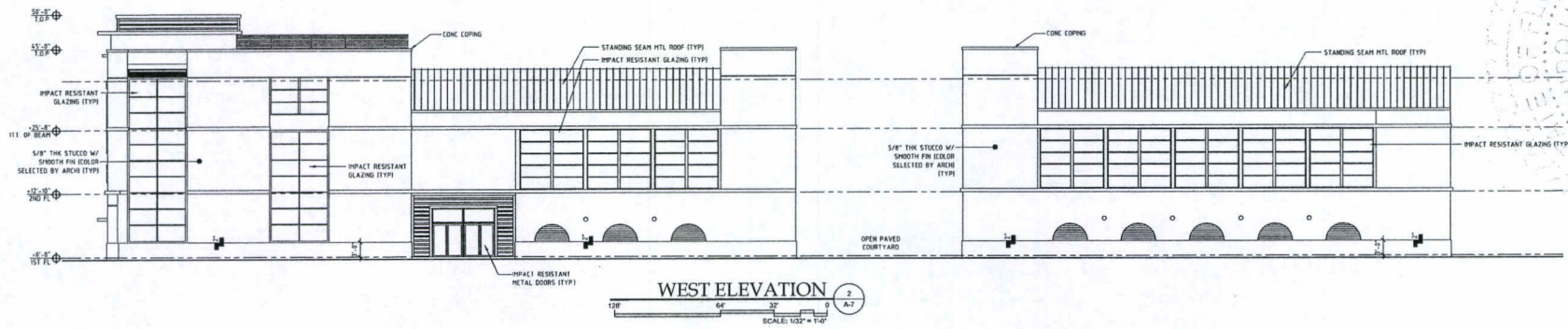
HEIGHT NOTE:  
ALL ROOF DECORATIVE SCREENS AND ACCENT TOWERS SHALL  
BE EXEMPT FROM THE 40'-0" HEIGHT RESTRICTIONS AS PER SEC  
23-105(a) OF THE MIAMI-DADE COUNTY ZONING ORDINANCE (TYP).



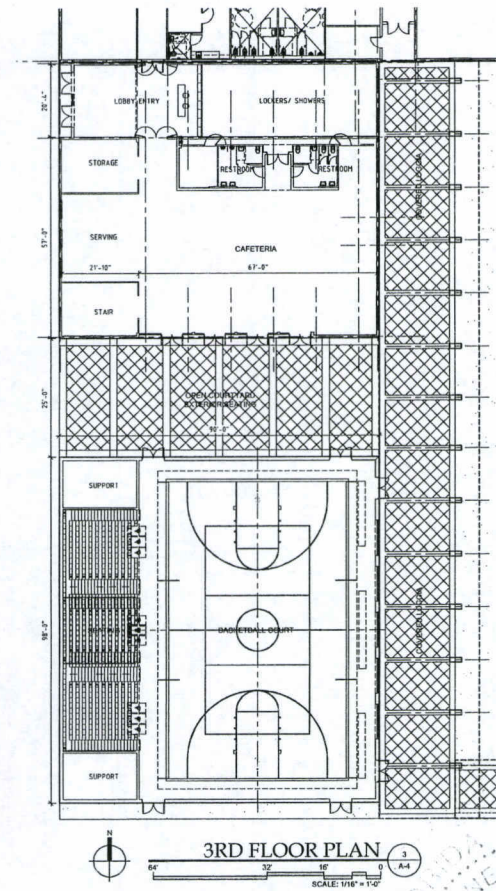
SOUTH ELEVATION 4



EAST ELEVATION 3



WEST ELEVATION 2



3RD FLOOR PLAN 1









8  
A-8

A-8



# NOTES

## SOD

1. Sodding "Turfgrass" for parking areas, Bahia Sod for playfields

## IRRIGATION

All landscape areas to receive 100% coverage by means of an automatic sprinkler system with rain sensor

## PLANTING NOTES

1. Plant materials shall conform to grades and standards for Florida No. 1 or better, as given in grades and standards for nursery plants, part 1 (current edition) and part 2 (current edition) by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.

2. Planting materials shall be clean and free of construction debris, weeds, rock and noxious pests and disease. The planting areas shall be amended with a minimum of forty (40) percent of such or horticultural acceptable organic material. The minimum topsoil depth shall be four (4) inches for ground cover areas and sodded grass areas.

3. Plants shall be planted in a good grade of soil, free sand fill, of good drainage. Trees and shrubs shall be fertilized at the time of planting with appropriate fertilizing tablets, 20-10-5 formula 21 grams, at manufacturer's recommended rate. Trees and shrubs shall be planted with a minimum of 6" of topsoil beneath rootball.

4. Fertilizer shall comply with state fertilizer laws. It shall have a chemical designation as indicated for each type of plant. Turf: 6-2-2 N-P-K with micronutrients. Density of a rate of 1 lb. of nitrogen per 1000 s.f. Palm: 2-1-1 N-P-K with micronutrients.

5. Shrubs and Trees: 2-1-1 N-P-K with micronutrients. Mulch shall be clean, light and free of weeds, moss, sticks and other debris.

6. All landscape installation is to be 100% irrigated to meet local and state regulations with a minimum of 50% overlap. (See Plans and Specifications)

7. All work shall be done in accordance with authorities having jurisdiction. Contractor shall submit shop drawings for approval.

8. No changes/substitutions shall be made without prior consent of the designer.

9. Contractor shall locate every location of all utilities prior to installation.

10. All landscape areas shall be sodded unless otherwise noted. Landscape contractor shall coordinate his work with that of the irrigation contractor.

11. Mulch. All plants and plant beds shall have a 3" layer of clean weed free, organic mulch (coccophagus where possible). Mulch shall contain less than 10% weed chips.

12. Utilities. The location and existence of utilities (overhead and underground) shall be thoroughly investigated and verified by the Landscape Contractor before the work begins. Exercise care in digging and work so as not to damage existing utilities in soil areas, such as underground pipes, cables, wires, etc. The Landscape Contractor shall be responsible for the immediate repair of any damage to utilities caused by the work.

13. Vegetation. Initially water the plant material to develop uniform coverage and deep water penetration of at least 8". Avoid erosion, puddling, and washing soil away from plant roots.

14. Plant quantities in plant legend are for reference only. If discrepancies exist between quantities in legend and quantity shown on plan, plan shall govern.

15. Plant Quantities. Plant quantities are provided as a courtesy and should be verified by the contractor prior to bidding.

16. Sod. Sod shall be clean and healthy free of weeds, noxious pests, and diseases.

17. Planting. All planting holes shall be excavated to a minimum of 1 1/2 times the diameter of the root ball of plant to be planted and back filled with planting soil. Plant beds shall be excavated to a minimum of 12" and back filled with planting soil.

18. Sizes. All sizes shown for plant material on the plan are to be considered as minimums. All plants must meet or exceed these sizes unless otherwise specified for height, spread, trunk caliper.

19. All shrubs, trees and palms shall be minimum of 6' away from all other utilities.

20. R.O.V. shrubs must be a minimum of 36" of the base of plant, and they will be grown & maintained at 12" at maturity.

## LANDSCAPING NOTES:

1. ALL ELEMENTS WITHIN THE VISIBILITY TRIANGLE AREAS SHALL NOT EXCEED 30" IN HEIGHT. TREES SHALL NOT BE ALLOWED TO BE PLANTED WITHIN THESE AREAS, AND ALL SHRUBS SHALL BE KEPT TO A MAX HEIGHT OF 30".

2. ALL "STREET TREES" DEPICTED ALONG THE PROPERTY LINE ADJACENT TO HIGHWAYS SHALL CONFORM TO THE ABOVE, AT ALL OTHER INSTANCES "STREET TREES" SHALL BE PLANTED WITHIN 7' OF THE PROPERTY LINES OR EDGES OF SIDEWALK.

3. SPECIES AND FINAL TREE LOCATIONS SUBJECT TO CHANGES IN COMPLIANCE WITH CHAPTER 18A OF MIAMI-DADE COUNTY.

## SIGNAGE NOTE:

1. THE TOTAL FREE-STANDING SIGNAGE IN ANY RESIDENTIAL DISTRICT SHALL NOT EXCEED SIX (6) SQ. FT. IN COMPLIANCE WITH MIAMI-DADE COUNTY ORDINANCE (CHAPTER 13).

# LANDSCAPE LEGEND

Zone 1 District: 80-106  
Area: 338,261 sq ft (10.8 Acres)

## LANDSCAPE OPEN SPACE

Source: Feet of open space as required by Chapter 33, as indicated on site plan.

Net Lot Area: 338,261 s.f. x 0.06 = 20,296 s.f. each (4,880 sq ft) x 0.30 = 6,089 s.f.

Square Feet of parking open space required by Chapter 33, as indicated on site plan.

No. of Parking Spaces: 24 spaces x 8 s.f. per parking space = 1,920 s.f.

Total s.f. of landscaped open space required by Chapter 33: 6,089 s.f.

4. Total s.f. of landscaped open space required by Chapter 33: 6,089 s.f.

8. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

10. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

12. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

14. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

16. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

18. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

20. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

22. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

24. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

26. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

28. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

30. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

32. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

34. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

36. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

38. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

40. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

42. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

44. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

46. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

48. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

50. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

52. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

54. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

56. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

58. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

60. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

62. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

64. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

66. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

68. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

70. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

72. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

74. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

76. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

78. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

80. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

82. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

84. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

86. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

88. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

90. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

92. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

94. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

96. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

98. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

100. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

102. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

104. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

106. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

108. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

110. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

112. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

114. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

116. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

118. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

120. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

122. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

124. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

126. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

128. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

130. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

132. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

134. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

136. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

138. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

140. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

142. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

144. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

146. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

148. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

150. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

152. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

154. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

156. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

158. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

160. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

162. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

164. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

166. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

168. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

170. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

172. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

174. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

176. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

178. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

180. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

182. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

184. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

186. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

188. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

190. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

192. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

194. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

196. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

198. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

200. Maximum lawn area land permitted = 20% x 338,261 s.f. = 67,652 s.f.

## REQUIRED

63,905 S.F.

2,710 S.F.

2,710 S.F.

16,815 S.F.

102,989 S.F.

16,815 S.F.

102,989 S.F.

16,815 S.F.

102,989 S.F.

16,815 S.F.

102,989 S.F.

16,815 S.F.

102,989 S.F.

16,815 S.F.

102,989 S.F.

16,815 S.F.

102,989 S.F.

16,815 S.F.

102,989 S.F.

16,815 S.F.

102,989 S.F.

16,815 S.F.

102,989 S.F.

16,815 S.F.

102,989 S.F.

16,815 S.F.

102,989 S.F.

16,815 S.F.

102,989 S.F.

16,815 S.F.

102,989 S.F.

16,815 S.F.

102,989 S.F.

16,815 S.F.

102,989 S.F.

16,815 S.F.

102,989 S.F.

16,815 S.F.

102,989 S.F.

16,815 S.F.

102,989 S.F.

16,815 S.F.

102,989 S.F.

16,815 S.F.

102,989 S.F.

16,815 S.F.

102,989 S.F.

16,815 S.F.

102,989 S.F.

16,815 S.F.

102,989 S.F.

16,815 S.F.

102,989 S.F.

16,815 S.F.

102,989 S.F.

16,815 S.F.

102,989 S.F.

16,815 S.F.

102,989 S.F.

16,815 S.F.

102,989 S.F.

16,815 S.F.

102,989 S.F.

16,815 S.F.

102,989 S.F.

16,815 S.F.

102,989 S.F.

16,815 S.F.

102,989 S.F.

16,815 S.F.

102,989 S.F.







## CHILD CARE CHECK LIST FOR CHARTER SCHOOLS

A signed charter contract from the Miami-Dade County School Board must accompany this application which matches the location, # of students and grade levels of the proposed application.

Pinecrest Academy Charter School - Tamiami Campus

School Name: \_\_\_\_\_ School Address: SW 8th Street & SW 152nd Ave

Tax Folio # 30 4904-000-0090 Total size of site: 8.9264 acres

Is this an expansion to an existing school? X Yes        No

If yes, indicate the # of students and grade levels previously approved:

\_\_\_\_\_ and the Resolution # \_\_\_\_\_

Number of children/students requested: 3000 Grade Levels: PreK-12th Ages: 4-18 years

Number of classrooms: 136 Total square footage of classroom area: 81,600 S.F.

Total square footage of non-classroom area (offices, bathrooms, kitchens, etc.) 117,150 S.F.

Total square footage of outdoor recreation/play area: 97,000 S.F.

Number of parking spaces provided for staff, visitors, and transportation vehicles: 184 spaces

Days and hours of operation: Monday - Friday: 7:00AM - 4:00PM

THE INFORMATION ABOVE IS COMPLETE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

Signed, sealed, executed and acknowledged on this 16 day of October at Miami-Dade County, Florida.

WITNESSES:

\_\_\_\_\_  
\_\_\_\_\_

RECEIVED  
12-128  
OCT 17 2012

RECEIVED  
OCT 17 2012

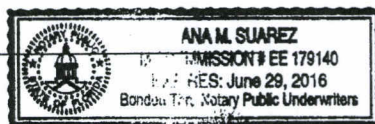
STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY ftb

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY \_\_\_\_\_

I hereby certify that on this 16 day of October, 2012, before me personally appeared Disvel Dela Rocha, to me known to be the person described in an who executed the foregoing instrument and he/she acknowledge to me the execution thereof to be his/her free act for the uses and purposes therein mentioned.

My Commission Expires \_\_\_\_\_





DISCLOSURE OF INTEREST\*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Ferro Development LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Mario Ferro</u>	<u>50%</u>
<u>Mario C. Ferro</u>	<u>50%</u>
_____	_____
_____	_____

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	<div style="border: 1px solid black; padding: 5px; text-align: center;">RECEIVED 212-123 OCT 17 2012</div> <div style="font-size: small; text-align: center;">ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT. BY _____</div>
_____	
_____	
_____	
_____	

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a **CONTRACT FOR PURCHASE**, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: School Development HC, LLC

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

Ignacio Zuleta

50%

Fernando Zuleta

50%

Date of contract: \_\_\_\_\_

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

**NOTICE:** For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: \_\_\_\_\_

(Applicant)

Sworn to and subscribed before me this 16th day of OCT, 20 2012. Affiant is personally know to me or has produced \_\_\_\_\_ as identification.

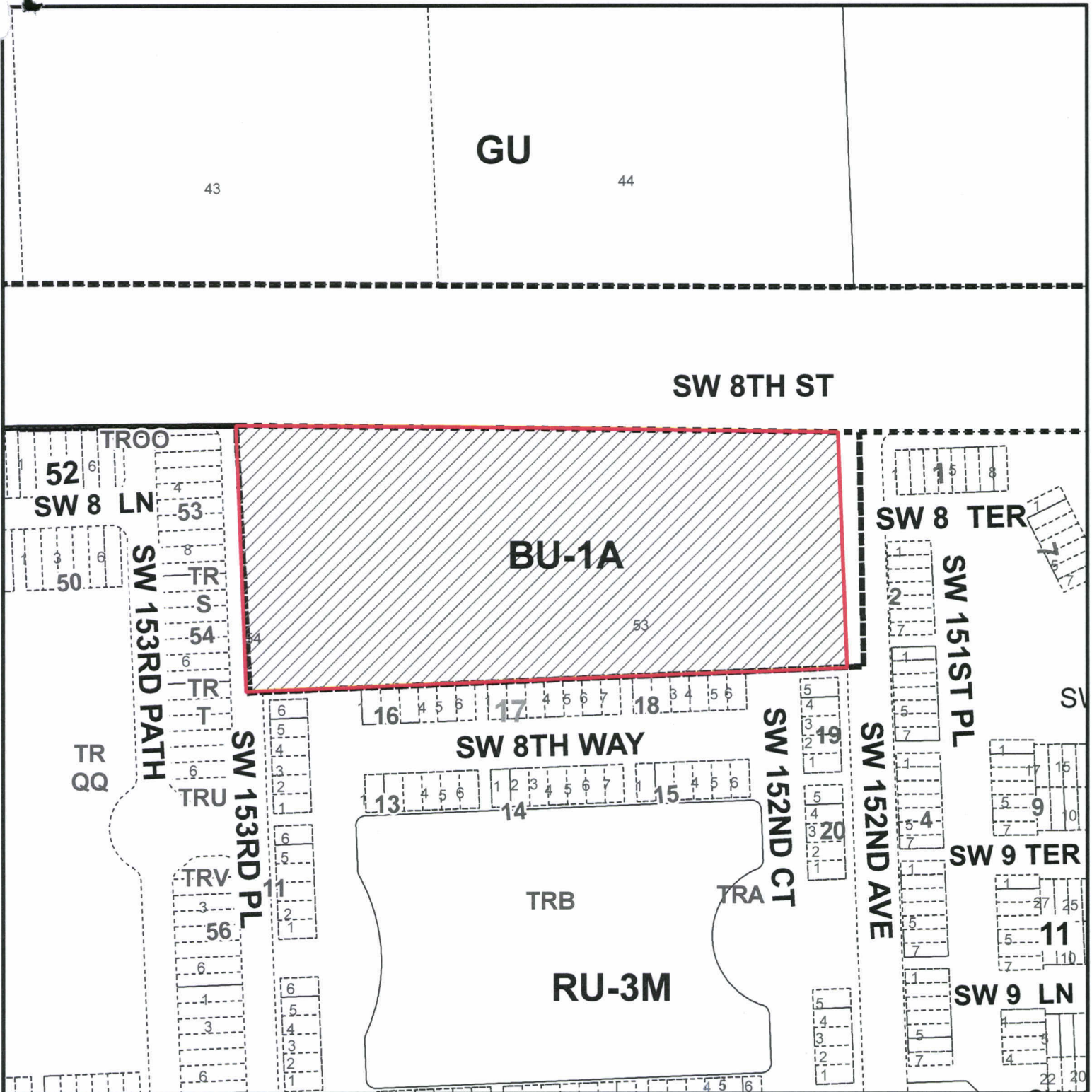
Sonia Harris  
(Notary Public)



My commission expires: \_\_\_\_\_

\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.





**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z2012000128**



Section: 04 Township: 54 Range: 39  
 Applicant: FERRO DEVELOPMENT, LLC  
 Zoning Board: C10  
 Commission District: 11  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

**Legend**

-  Subject Property Case
-  Zoning



REVISION	DATE	BY
		74





**MIAMI-DADE COUNTY**  
AERIAL YEAR 2012

Process Number  
**Z2012000128**

Section: 04 Township: 54 Range: 39  
Applicant: FERRO DEVELOPMENT, LLC  
Zoning Board: C10  
Commission District: 11  
Drafter ID: JEFFER GURDIAN  
Scale: NTS

Legend



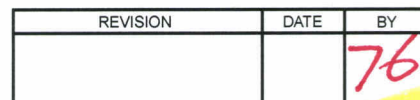
Subject Property



SKETCH CREATED ON: Tuesday, October 30, 2012

REVISION	DATE	BY
		75







SW 4TH ST

OPEN LAND

WATER

TRANSPORTATION

SW 8TH ST

SW 8 LN

SW 153RD PATH

SW 153RD PL

BUSINESS AND OFFICE

SW 8TH WAY

(LDR) 2.5-6 DU/AC

SW 152ND CT

SW 152ND AVE

SW 8 TER

SW 151ST PL

SW 8TH LN

SW 9 TER

SW 9 LN

**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number  
**Z2012000128**

Section: 04 Township: 54 Range: 39  
Applicant: FERRO DEVELOPMENT, LLC  
Zoning Board: C10  
Commission District: 11  
Drafter ID: JEFFER GURDIAN  
Scale: NTS

**Legend**



Subject Property Case



SKETCH CREATED ON: Tuesday, October 30, 2012

REVISION	DATE	BY



**PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING**



**HEARING NUMBER: Z2012000128**

**BOARD: BCC**

**LOCATION OF SIGN: south side of SW OF SW 8 ST & between SW 152 AVE and  
sw 153 pl, MIAMI-DADE COUNTY, FLORIDA.**

**Miami Dade County, Florida**

**Date of Posting: 31-MAR-14**

*This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.*

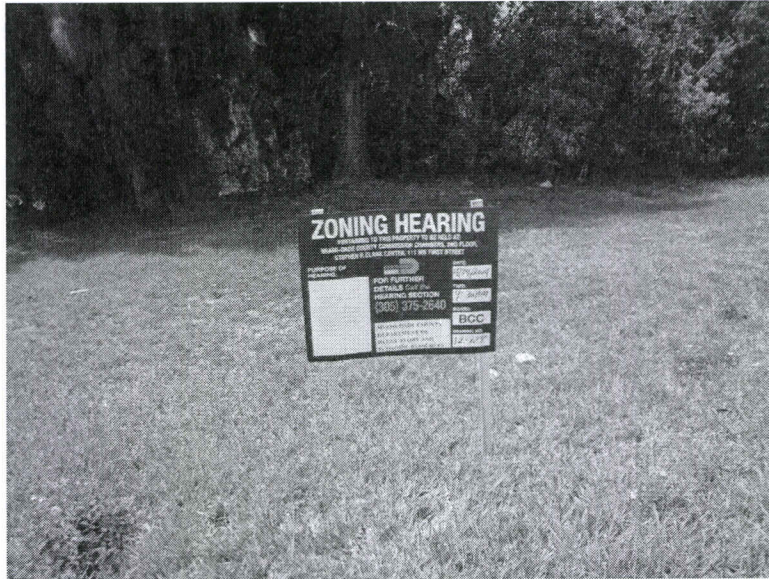
**SIGNATURE:**

**PRINT NAME:**

**FELIX ACOSTA**



## PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



**HEARING NUMBER:** Z2012000128

**BOARD:** BCC

**LOCATION OF SIGN:** south side of SW OF SW 8 ST & between SW 152 AVE and  
sw 153 pl, MIAMI-DADE COUNTY, FLORIDA.

**Miami Dade County, Florida**

**Date of Posting:** 31-MAR-14

*This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.*

**SIGNATURE:**

**PRINT NAME:**

**FELIX ACOSTA**



FA

HEARING NO. 14-4-CC-2 (12-128)

04-54-39  
BCC  
Comm. Dist. 11

APPLICANT: FERRO DEVELOPMENT, LLC

- (1) SPECIAL EXCEPTION to permit a charter school.
- (2) SPECIAL EXCEPTION to waive the spacing requirements for new charter school facilities from the Urban Development Boundary (UDB) to permit:

A senior high school within 1 mile of the UDB.

A middle school within ½ mile of the UDB.

A kindergarten and elementary school within a ¼ mile of the UDB.

- (3) DELETION of a Declaration of Restrictions, recorded in Official Record Book 26712, Pages 0892-900.

The purpose of Request #3 is to delete a declaration of restriction requiring a landscape buffer and permit the applicant to submit a new site plan for a proposed charter school.

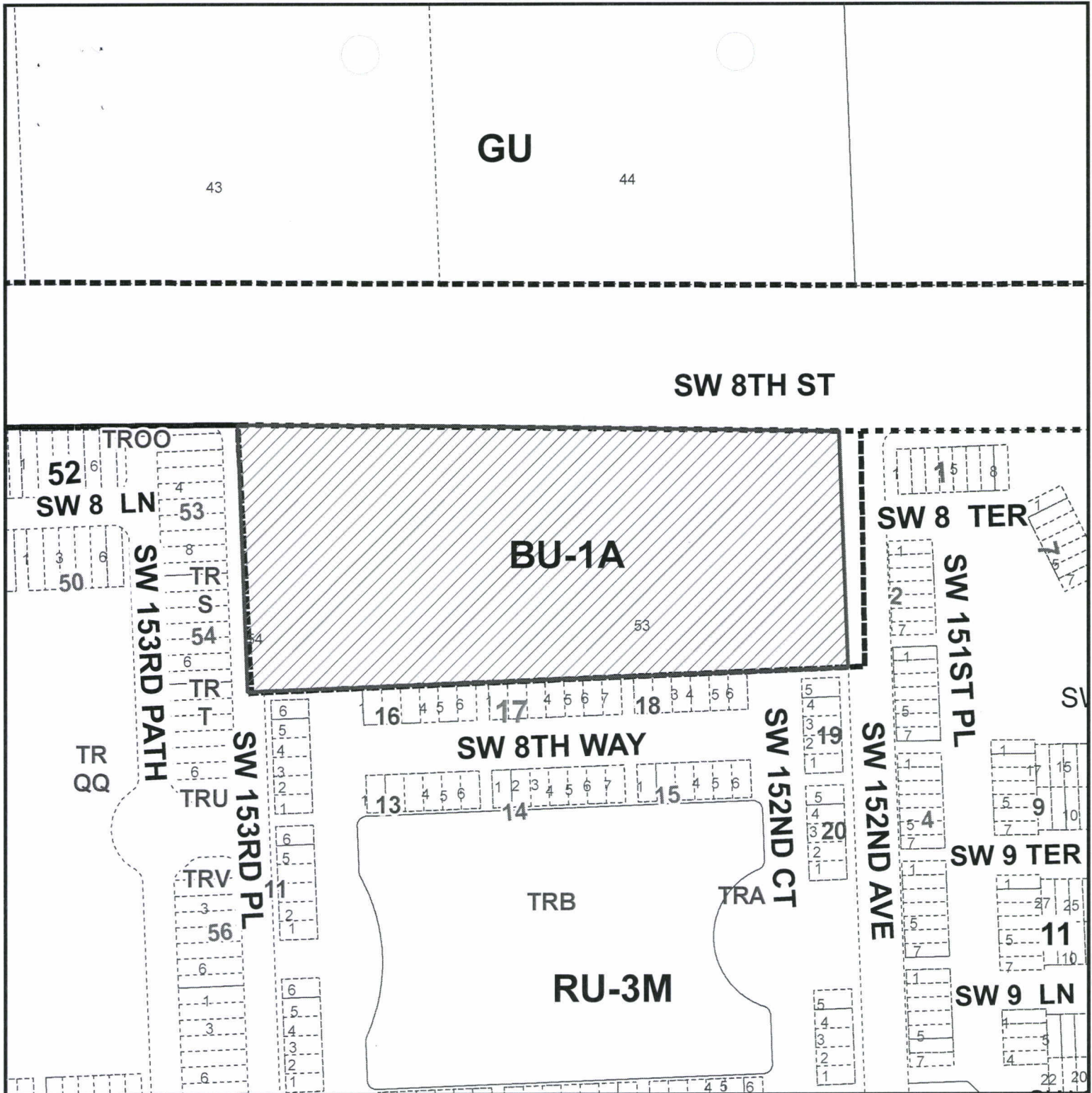
Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Pinecrest Academy" as prepared by CIVICA, dated stamped received 9/12/13 and consisting of 14 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Portion of Tracts 53 and 54 of the Supplemental Map No. 1 of the LANDS OF THE MIAMI EVERGLADES LAND CO. LTD, PB 3-39 described as follows: That portion of the East ¾ of the SW ¼ in 4-54-39, less the West 989.93 ft., the South 880 ft. and less the East 35 ft., which lies South of the Southerly right-of-way line of State Road No. 90 (U.S. 41) A.K.A. TAMIAMI TRAIL.

LOCATION: Lying on the South side of SW 8 Street and between SW 152 Avenue and SW 153 Place, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 8.97 Acres

PRESENT ZONING: BU-1A (Business-Limited)



**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z2012000128**

Section: 04 Township: 54 Range: 39  
 Applicant: FERRO DEVELOPMENT, LLC  
 Zoning Board: C10  
 Commission District: 11  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

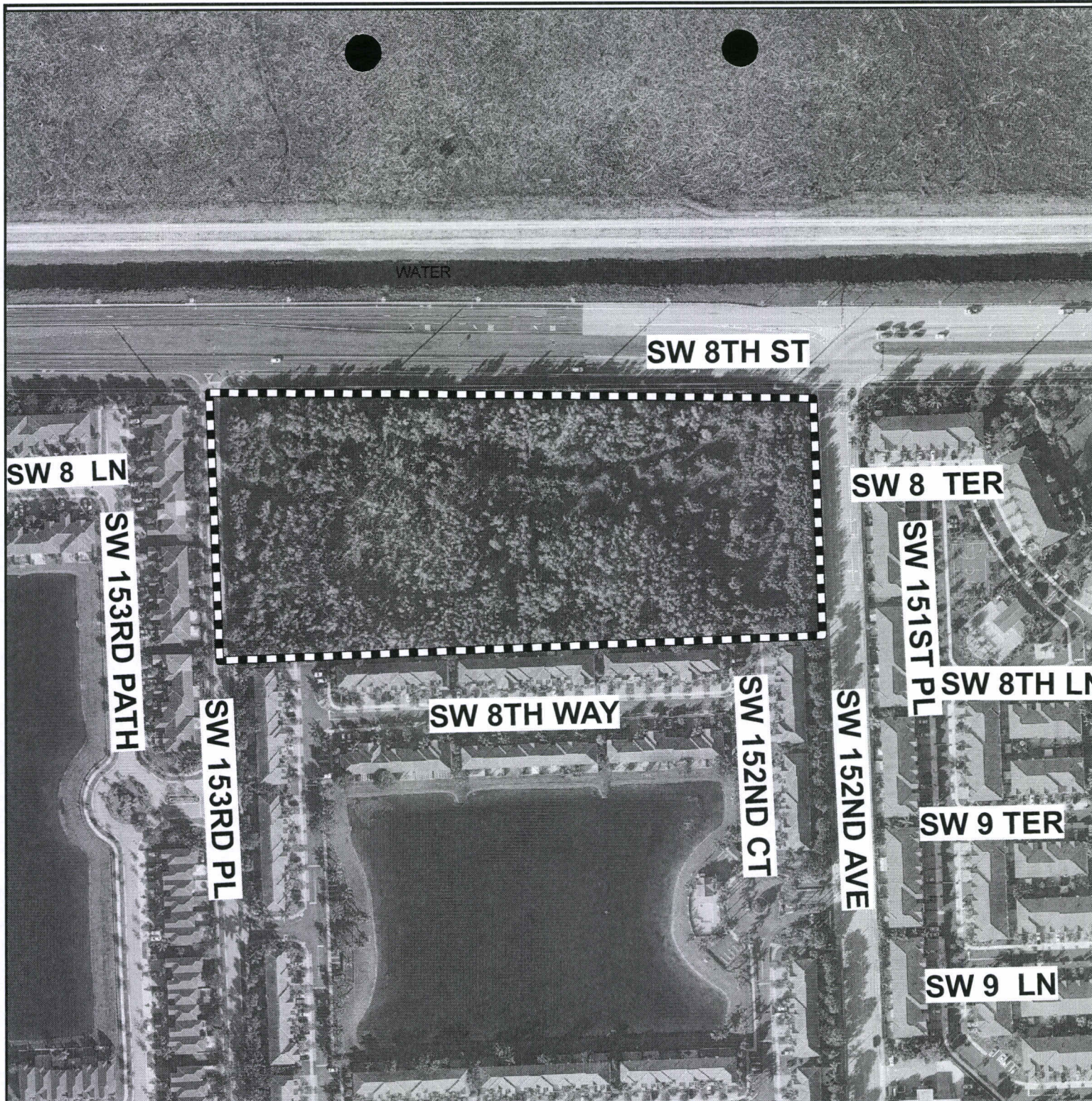
**Legend**

-  Subject Property Case
-  Zoning



REVISION	DATE	BY





**MIAMI-DADE COUNTY**

**AERIAL YEAR 2012**

**Process Number**

**Z2012000128**



Section: 04 Township: 54 Range: 39  
 Applicant: FERRO DEVELOPMENT, LLC  
 Zoning Board: C10  
 Commission District: 11  
 Drafter ID: JEFFER GURDIAN  
 Scale: NTS

**Legend**



Subject Property



SKETCH CREATED ON: Tuesday, October 30, 2012

REVISION	DATE	BY





**MIAMI-DADE COUNTY**  
**RADIUS MAP**

Section: 04 Township: 54 Range: 39  
Applicant: FERRO DEVELOPMENT, LLC  
Zoning Board: C10  
Commission District: 11  
Drafter ID: JEFFER GURDIAN  
Scale: NTS

Process Number  
**Z2012000128**  
RADIUS: 2640

**Legend**

-  Subject Property
-  Buffer



SKETCH CREATED ON: Tuesday, October 30, 2012

REVISION	DATE	BY



SW 4TH ST

OPEN LAND

WATER

TRANSPORTATION

SW 8TH ST

SW 8 LN

SW 153RD PATH

SW 153RD PL

BUSINESS AND OFFICE

SW 8TH WAY

(LDR) 2.5-6 DU/AC

SW 152ND CT

SW 152ND AVE

SW 8 TER

SW 151ST PL

SW 8TH LN

SW 9 TER

SW 9 LN

MIAMI-DADE COUNTY

CDMP MAP

Process Number

**Z2012000128**

Section: 04 Township: 54 Range: 39  
Applicant: FERRO DEVELOPMENT, LLC  
Zoning Board: C10  
Commission District: 11  
Drafter ID: JEFFER GURDIAN  
Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, October 30, 2012

REVISION	DATE	BY



# Memorandum



Date: September 21, 2013

To: Jack Osterholt, Deputy Mayor  
Director, Regulatory and Economic Resources Department

From: *ON 9/25* Jack Kardys *[Signature]*  
Director, Parks, Recreation and Open Spaces Department

Subject: Blanket Concurrency Approval for Recreation and Open Space

This memorandum updates the blanket concurrency approval memo of September 26, 2012. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2014. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

JK: jpb

c: Helen Brown, Metropolitan Planning, RER  
Maria I. Nardi, Chief, Planning and Research Division, MDPROS





Miami-Dade County  
Park and Recreation Department  
LOS-2013

Report # 4 Table 34  
Local Recreation Open Space Level of Service

PBD	Estimated 2013 UMSA Population	Standard @ 2.75 Acres Per 1000 People (Acres)	Public Local Park Acres	Concurrency* Acres	Total Local Park acres	School Acres	Private Open Space Acres	Total Recreation Open Space Acreage	Surplus (Deficient) Acres	Percentage of Standard %
1	377,389	1,037.82	347.46	291.00	638.46	299.82	267	1205.28	167.46	1.16
2	596,796	1,641.19	721.61	595.00	1316.61	356.3	473	2145.91	504.72	1.31
3	156,544	430.50	231.06	232.93	463.99	96.62	89	649.61	219.11	1.51
Total	1,130,729	3,109.50	1300.13	1118.93	2419.06	752.74	829	4000.80	891.30	1.29

Note:  
Public Local Park Acres is Miami-Dade Parks Only  
Private Recreation Open Space Updated 1/9/09  
\*Concurrency Acres are District park Acres utilized for local Recreation

# Memorandum



Date: September 25, 2013

To: Mark R. Woener, AICP, Assistant Director for Planning  
Department of Regulatory and Economic Resources

From: Paul Mauriello, Assistant Director, Waste Operations  
Public Works and Waste Management Department

Subject: Solid Waste Disposal Concurrency Determination

A handwritten signature in cursive script, appearing to read "Paul Mauriello", written in dark ink.

The Public Works and Waste Management Department determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed or subject to a binding executed contract for construction are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Service Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nineteen (19) years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste to the System through interlocal agreements or long-term contracts and anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS through Fiscal Year 2031-32 or fourteen (14) years beyond the minimum five (5) year standard. This determination is contingent upon the continued ability of the County and its disposal service contract provider to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to issue development orders. This determination shall remain in effect for a period of one (1) fiscal year (ending September 30, 2014), at which time a new determination will be issued. If, however, a significant event occurs that substantially alters the projection, the Department will issue an updated determination.

## Attachment

c: Aneisha Daniel, Assistant Director, Administration  
Asok Ganguli, Assistant Director, Technical Services  
Michael Moore, Assistant Director, Disposal Operations  
Deborah Silver, Division Director, Fiscal Management & Planning



Public Works and Waste Management Department (PWWM)  
Solid Waste Management Disposal Facility Available Capacity  
From Fiscal Year 2013-14 Through Fiscal Year 2031-32

FISCAL YEAR PERIOD	WASTE PROJECTION NET TONS DISPOSED	RESOURCES RECOVERY ASHFFILL *			SOUTH DADE LANDFILL **			NORTH DADE LANDFILL ***			WMI ****	TOTAL TO BE LANDFILLED	TO BE INCINERATED AND RECYCLED
		Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity			
OCT. 1, 2013 TO SEPT. 30, 2014	1,543,000	2,873,330	127,900	2,745,430	6,122,095	301,000	5,821,095	1,735,051	111,400	1,623,651	250,000	790,300	752,700
OCT. 1, 2014 TO SEPT. 30, 2015	1,543,000	2,745,430	127,900	2,617,530	5,821,095	301,000	5,520,095	1,623,651	111,400	1,512,251	250,000	790,300	752,700
OCT. 1, 2015 TO SEPT. 30, 2016	1,543,000	2,617,530	127,900	2,489,630	5,520,095	301,000	5,219,095	1,512,251	111,400	1,400,851	250,000	790,300	752,700
OCT. 1, 2016 TO SEPT. 30, 2017	1,543,000	2,489,630	127,900	2,361,730	5,219,095	301,000	4,918,095	1,400,851	111,400	1,289,451	250,000	790,300	752,700
OCT. 1, 2017 TO SEPT. 30, 2018	1,543,000	2,361,730	127,900	2,233,830	4,918,095	301,000	4,617,095	1,289,451	111,400	1,178,051	250,000	790,300	752,700
OCT. 1, 2018 TO SEPT. 30, 2019	1,543,000	2,233,830	127,900	2,105,930	4,617,095	301,000	4,316,095	1,178,051	111,400	1,066,651	250,000	790,300	752,700
OCT. 1, 2019 TO SEPT. 30, 2020	1,543,000	2,105,930	127,900	1,978,030	4,316,095	301,000	4,015,095	1,066,651	111,400	955,251	250,000	790,300	752,700
OCT. 1, 2020 TO SEPT. 30, 2021	1,543,000	1,978,030	127,900	1,850,130	4,015,095	301,000	3,714,095	955,251	111,400	843,851	250,000	790,300	752,700
OCT. 1, 2021 TO SEPT. 30, 2022	1,543,000	1,850,130	127,900	1,722,230	3,714,095	301,000	3,413,095	843,851	111,400	732,451	250,000	790,300	752,700
OCT. 1, 2022 TO SEPT. 30, 2023	1,543,000	1,722,230	127,900	1,594,330	3,413,095	301,000	3,112,095	732,451	111,400	621,051	250,000	790,300	752,700
OCT. 1, 2023 TO SEPT. 30, 2024	1,543,000	1,594,330	127,900	1,466,430	3,112,095	301,000	2,811,095	621,051	111,400	509,651	250,000	790,300	752,700
OCT. 1, 2024 TO SEPT. 30, 2025	1,543,000	1,466,430	127,900	1,338,530	2,811,095	301,000	2,510,095	509,651	111,400	398,251	250,000	790,300	752,700
OCT. 1, 2025 TO SEPT. 30, 2026	1,543,000	1,338,530	127,900	1,210,630	2,510,095	301,000	2,209,095	398,251	111,400	286,851	250,000	790,300	752,700
OCT. 1, 2026 TO SEPT. 30, 2027	1,543,000	1,210,630	127,900	1,082,730	2,209,095	301,000	1,908,095	286,851	111,400	175,451	250,000	790,300	752,700
OCT. 1, 2027 TO SEPT. 30, 2028	1,543,000	1,082,730	127,900	954,830	1,908,095	301,000	1,607,095	175,451	111,400	64,051	250,000	790,300	752,700
OCT. 1, 2028 TO SEPT. 30, 2029	1,543,000	954,830	127,900	826,930	1,607,095	348,349	1,258,746	64,051	64,051	0	250,000	790,300	752,700
OCT. 1, 2029 TO SEPT. 30, 2030	1,543,000	826,930	127,900	699,030	1,258,746	412,400	846,346	0	0	0	250,000	790,300	752,700
OCT. 1, 2030 TO SEPT. 30, 2031	1,543,000	699,030	127,900	571,130	846,346	412,400	433,946	0	0	0	250,000	790,300	752,700
OCT. 1, 2031 TO SEPT. 30, 2032	1,543,000	571,130	127,900	443,230	433,946	412,400	21,546	0	0	0	250,000	790,300	752,700
REMAINING YEARS				19			19			15		19	

ANNUAL DISPOSAL RATE (in tons)

RESOURCES RECOVERY ASHFFILL	127,900
SOUTH DADE LANDFILL	301,000
NORTH DADE LANDFILL	111,400
WMI CONTRACT	250,000
TOTAL TO BE LANDFILLED	<u>790,300</u>

\* Ashfill capacity is for Cell 20.

\*\* South Dade includes Cells 4 and 5. Assumes unders from Resources Recovery consumes capacity whether or not it is used as cover.

\*\*\* North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted, trash goes to South Dade Landfill and WMI.

\*\*\*\* Maximum Contractual Tonnage per year to WMI is 500,000 tons, 250,000 tons to the Medley Landfill and 250,000 tons to the Pompano Landfill in Broward County. The initial term of the WMI disposal contract ends September 30, 2015 and the contract contains two 5-year renewal terms. The Department anticipates contract renewal in 2015.

\*\*\*\*\* All beginning capacity figures are derived from the Capacity of Miami-Dade County Landfills draft report prepared by the Malcolm Pirnie based on the actual July, 2013, survey with actual tons from July 2013, through August 2013, and projected tons for September 2013.

# Memorandum



Date: October 1, 2013

To: Jack Osterholt, Director/Deputy Mayor  
Department of Regulatory and Economic Resources

From: Ysela Lloret, Director  
Miami-Dade Transit

Subject: FY14 Blanket Concurrency Approval for Transit

2013 SEP -6 P 4: 41

PLANNING & COMMUNITY DEVELOPMENT SECT  
METROBUS/METRO RAIL

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your department's Research Division, and a review of the June 2013 Metrobus/Metrorail service area we find that MDT meets or exceeds the Level-of-Service Standards (LOS) for mass transit established in Policy MT-1A of the County's Comprehensive Development Master Plan for Miami-Dade County.

With this memo we re-authorize your Department to review and approve concurrency applications in all areas of unincorporated Miami-Dade County.

This authorization is intended to continue the arrangement between our respective Departments, and is effective for the period October 1, 2013 to September 30, 2014, or until canceled by written notice from my office.

Should your staff need further assistance with mass transit concurrency information, they may contact Nilia Cartaya, Principal Planner, in our Department. Thank you for your continued cooperation on these important matters.

c: Albert A. Hernandez, P.E., MDT  
Monica D. Cejas, P.E., MDT  
Gerald E. Bryan, MDT  
Eric Zahn, MDT  
Nilia Cartaya, MDT  
Douglas K. Robinson, MDT  
Mark R. Woerner, RER  
Helen A. Brown, RER



# Memo.andum



Date: April 21, 2005

To: Alberto J. Torres, Assistant Director for Zoning  
Department of Planning and Zoning

From: Manuel C. Mena, Chief  
MDFR Fire Prevention Division

Subject: Concurrency Approval

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami-Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami-Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2, Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied

MCM:skr


c: Control File

Received by  
Zoning Agenda Coordinator

JUL 27 2010

Date: September 5, 2012

To: Jack Kardys, Director  
Park and Recreation Department

From:   
Mark R. Woerner, AICP, Assistant Director for Planning  
Department of Regulatory and Economic Resources

Subject: Blanket Concurrency Approval for Recreation and Open Space

---

The blanket level of service/concurrency authorization for recreation and open space issued by your department last year will expire on September 30, 2012. This authorization must be re-issued prior to September 30, 2012, so that the Department of Regulatory and Economic Resources (DRER) may continue reviewing concurrency applications for recreation and open space concurrency requirements on your behalf. If such authorization is not received, DRER will have to refer all zoning and permit applications to your department for concurrency review.

Park and Recreation's re-authorization for blanket concurrency authorization should be effective for a one-year period beginning on October 1, 2012 and should be based on sufficient surplus capacity to sustain projected development for one year. If there is not sufficient surplus capacity for one year, please advise this department immediately.

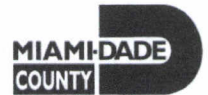
If you or any member of your staff needs further information on this request, please contact Helen A. Brown, Concurrency Administrator at (305) 375-2835. Thank you for your attentions to this matter.

MRW:NS:hab

cc: James Byers, Zoning Division Chief, West Dade Office, DRER  
Ronald Connally, Supervisor, Zoning Hearings/Administrative Review Section, DRER  
Nick Nitti, Supervisor, Zoning Evaluation Section, DRER  
Helen A. Brown, Concurrency Administrator, DRER



# Memorandum



**Date:** November 21, 2012

**To:** Eric Silva, AICP, Assistant Director  
Development Services Division, Department of  
Regulatory and Economic Resources

**From:**  J.D. Patterson, Acting Director  
Miami-Dade Police Department

**Subject:** Review – Developmental Impact Committee - Zoning Application  
Case: No. Z2012000128 – Ferro Development, LLC

---

## **APPLICATION**

The applicant, Ferro Development, LLC, is requesting a public hearing for a Special Exception to permit a public charter school facility to be located on 8.5 acres at SW 8 Street and SW 152 Avenue. The request would include grades pre-kindergarten through the 12<sup>th</sup> grade and serve up to 3,000 students.

## **CURRENT POLICE SERVICES**

The school would be located in unincorporated Miami-Dade County and serviced by our Hammocks District, located at 10000 SW 142 Avenue, Miami, Florida. Our current staffing allows for an average emergency response time of eight minutes or less.

## **REVIEW**

A review of the application and related documents was conducted to predict the impact on the Miami-Dade Police Department's (MDPD) resources and the impact that the location could have on the proposed zoning modification changes. A ½ mile radius check of crimes/calls for service of the location was done and has been provided in the attached documents for your Department.

Current data of police staffing, population, and crimes/calls for service was examined to project any increase in calls for service. Based on this data and due to the nature of the request (school), it cannot be predicted as to any projected increase in calls for service. Experience lends itself to anticipate that when additional citizens are present, traffic increases, truants may be present in the area, and calls for police service may rise. Current staffing should accommodate any slight increase in the volume of calls for service. However, should demand for police services increase beyond current levels, additional sworn personnel, support staff, and equipment may be required to maintain current levels of service. Additionally, it is recommended that Ferro Development, LLC work closely with the local police district command staff in considering security options for the site, especially during high volume times, to include but not limited to school start/dismissal times and special events.

The MDPD does not object to any proposed zoning modifications to complete this project. The applicant and developers are encouraged to work with police during any future application, design, or construction changes to determine the best possible solutions or security options.

If the request is approved, the MDPD recommends the following to be implemented as part of the approval.

- Stagger start and dismissal times to assist in decreasing the volume of traffic generated by the school.
- Install additional traffic control devices on the appropriate streets surrounding the school as necessary.
- Establish an internal system and protocols to locate and identify the residence of any sexual offenders residing within 1,000 and 2,500 feet of the school as reflected in Florida Statute 775.215 and the Code of Miami-Dade County, Section 21.281(a) respectively.
- Develop and implement a parking and traffic plan that includes, but is not limited to, adequate parking during special events and safe street crossing for pedestrians in and around the immediate area surrounding the campus.

Should you have any questions or require additional information, Lieutenant William Gonzalez, of the Public Information & Education Bureau, may be contacted at (305) 471-1775.

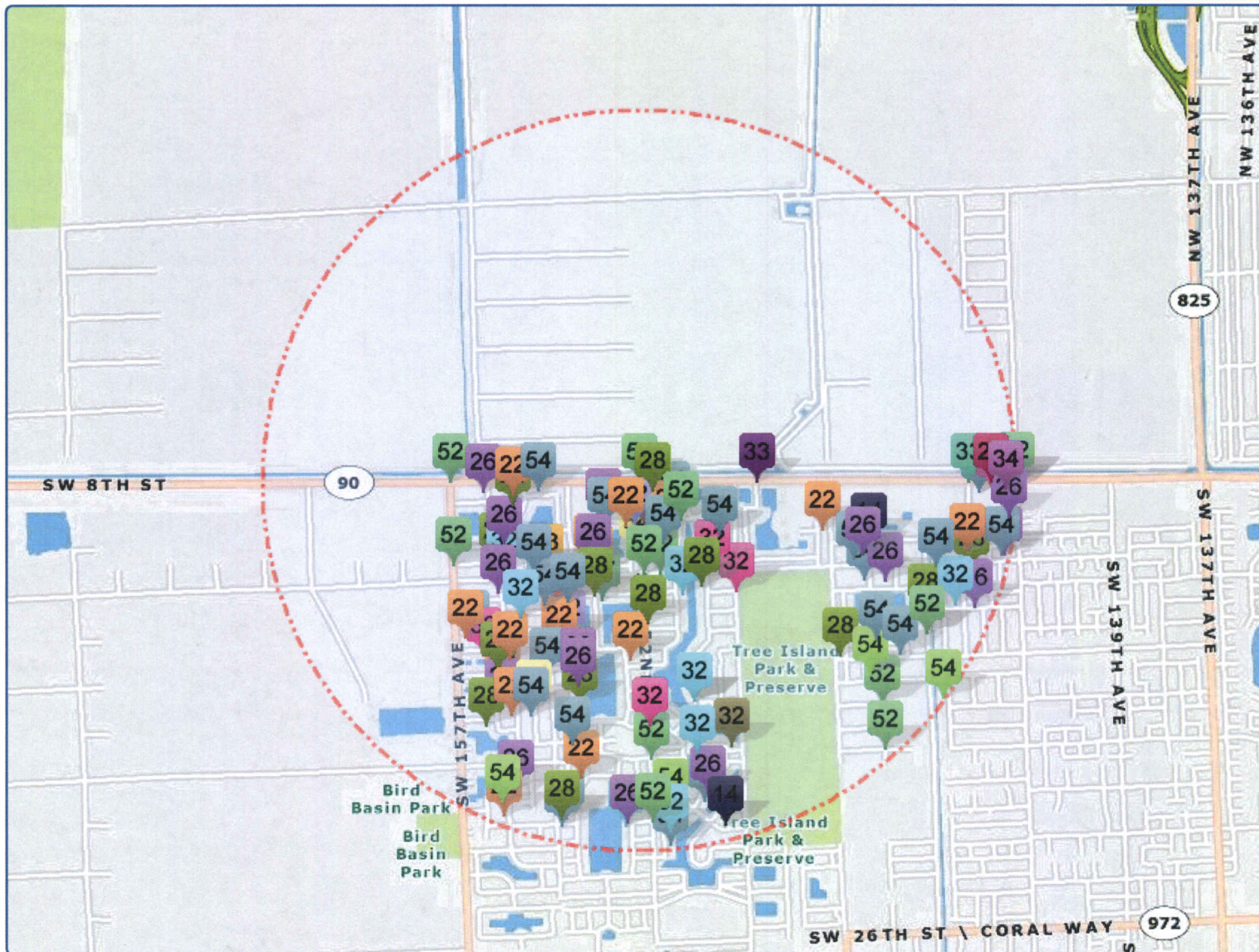
JDP/kh  
Attachment



# FERRO DEVELOPMENT, LLC

Z2012000128 2012 SELECTED CRIMES (JAN 1 - OCT 30) 1 MI

Miami-Dade Police Department



## Map Legend

### CDW Incidents (121)

- 54 - Fraud (24)
- 26R - Burglary Residential (17)
- 22S - Auto Theft Stolen (15)
- 52 - Narcotics Investigation (15)
- 28 - Vandalism (13)
- 32D - Domestic Assault (8)
- 32 - Assault (7)
- 54M - Major Fraud (4)
- 26C - Burglary Commercial (2)
- 14 - Conduct Investigation (2)
- 32B - Aggravated Battery (2)
- 33R - Sex Offense Rape (2)
- 54R - Mortgage/Real Estate Fraud (2)
- 54C - Credit Card Fraud (1)
- 34 - Disturbance (1)
- 32A - Aggravated Assault (1)
- 22A - Auto Theft Attempt (1)
- 33E - Sex Offense Exposure (1)
- 29 - Robbery (1)
- 33 - Sex Offense (1)
- 27 - Larceny (1)

This map was prepared using Miami-Dade County's (MDC) Geographic Information System (GIS). As is the case with all public records information, the nature of the data and the collection processes limit the ability of any aggregator to independently validate data and content. Every effort has been made to ensure that the information represented is accurate, however, the results cannot be guaranteed. In order to ensure the accuracy of the information supplied by MDC, the requestor should consult the official government record. Based on these limitations, MDC is unable to guarantee the accuracy of the information represented. Employees or agents disclaim all warranties, expressed or implied, as to any matter whatsoever and shall not be responsible for any loss or damage that may directly or indirectly arise as the result of use of information contained in the County's GIS.





# Miami-Dade Police Department

CDW INCIDENT REPORT

## FERRO DEVELOPMENT, LLC

Z2012000128 2012 SELECTED CRIMES (JAN 1 - OCT 30) 1 MI



Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD120101001279 MDPD: COUNTY	2012-01-01 21:39 SUN.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. OTHER	N.A. OTHER N.A.	H 1384	1 4	X-Y COORDINATES RESIDENCE-SINGLE 1038 SW 149TH PATH
PD120104005377 MDPD: COUNTY	2012-01-04 07:00 WED.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL OTHER	N.A. N / A OTHER: MISCELLANEOUS	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 854 SW 155TH CT (RES)
PD120105005448 MDPD: COUNTY	2012-01-04 23:46 WED.	GENERAL INVESTIGATION CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	MARIJUANA OTHER N.A.	H 1430	1 2	X-Y COORDINATES HIGHWAY/ROADWAY SW 145TH AVE & SW 16TH ST
PD120105006394 MDPD: COUNTY	2012-01-04 08:00 WED.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL OTHER	N.A. N / A OTHER: MISCELLANEOUS	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 924 SW 154TH PATH (RES)
PD120106007019 MDPD: COUNTY	2012-01-06 08:22 FRI.	ECONOMIC CRIME CLEAR BY ARREST	54R - MORGAGE/REAL ESTATE FRAUD	OTHER OTHER	N.A. OTHER STOLEN: CURRENCY / NEGOTIABLE	H 1428	1 4	X-Y COORDINATES RESIDENCE-SINGLE 1560 SW 154TH CT (RESIDENTIAL)
PD120107008641 MDPD: COUNTY	2012-01-07 11:44 SAT.	ECONOMIC CRIME OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 1120 SW 154TH AVE
PD120111014434 MDPD: COUNTY	2012-01-11 15:25 WED.	ECONOMIC CRIME OPEN / PENDING	54 - FRAUD	IDENTITY THEFT N/A - UNKNOWN	N.A. OTHER N.A.	H 1384	1 4	X-Y COORDINATES RESIDENCE-SINGLE 922 SW 149TH CT



Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD120111014883 MDPD: COUNTY	2012-01-11 10:00 WED.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL OTHER	N.A. OTHER STOLEN: JEWELRY / PRECIOUS METALS STOLEN: CURRENCY / NEGOTIABLE	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 14209 SW 8TH TER (RE)
PD120118022926 MDPD: COUNTY	2012-01-18 00:21 WED.	DOMESTIC CRIME CLEAR BY ARREST	32D - DOMESTIC ASSAULT	AGGRAVATED ASSAULT N/A - UNKNOWN	N.A. HANDGUN N.A.	H 1429	1 4	X-Y COORDINATES RESIDENCE-SINGLE 1572 SW 150TH AVE
PD120118023012 MDPD: COUNTY	2012-01-18 03:38 WED.	GENERAL INVESTIGATION CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	MARIJUANA OTHER N.A.	H 1429	1 4	X-Y COORDINATES HIGHWAY/ROADWAY 1572 SW 150TH AVE
PD120118023025 MDPD: COUNTY	2012-01-18 04:19 WED.	GENERAL INVESTIGATION CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	MARIJUANA OTHER N.A.	H 1429	1 4	X-Y COORDINATES RESIDENCE-SINGLE 1572 SW 150TH AVE
PD120119025154 MDPD: COUNTY	2012-01-19 17:05 THU.	ECONOMIC CRIME OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1385	1 2	X-Y COORDINATES BANK/FINANCIAL INST 14290 SW 8TH ST
PD120202043463 MDPD: COUNTY	2012-02-02 12:04 THU.	ECONOMIC CRIME OPEN / PENDING	54R - MORGAGE/REAL ESTATE FRAUD	REAL ESTATE FRAUD OTHER	N.A. OTHER N.A.	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 937 SW 152ND CT (RESIDENTIAL)
PD120203045374 MDPD: COUNTY	2012-02-03 19:49 FRI.	DOMESTIC CRIME CLEAR BY EXCEPTION	32D - DOMESTIC ASSAULT	BATTERY N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15462 SW 11TH TER
PD120205047568 MDPD: COUNTY	2012-02-05 01:00 SUN.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. OTHER	N.A. OTHER N.A.	H 1383	1 4	X-Y COORDINATES HIGHWAY/ROADWAY SW 153RD AVE & SW 11TH ST
PD120206049149 MDPD: COUNTY	2012-02-06 17:24 MON.	ECONOMIC CRIME OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1384	1 4	X-Y COORDINATES OTHER 15063 SW 9TH LN
PD120210053695 MDPD: COUNTY	2012-02-09 19:00 THU.	GENERAL INVESTIGATION CLEAR BY ARREST	32 - ASSAULT	N.A. N/A - UNKNOWN	N.A. THREAT / INTIMIDATION N.A.	H 1429	1 4	X-Y COORDINATES ST/ALLEY/SIDEWALK SW 16TH LN & SW 152ND AVE
PD120211055653 MDPD: COUNTY	2012-02-11 13:03 SAT.	ECONOMIC CRIME OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15270 SW 8TH WAY

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD120212056589 MDPD: COUNTY	2012-02-12 03:18 SUN.	GENERAL INVESTIGATION CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	MARIJUANA OTHER N.A.	H 1430	1 2	X-Y COORDINATES HIGHWAY/ROADWAY SW 145TH AVE & SW 18TH ST
PD120212057003 MDPD: COUNTY	2012-02-11 18:00 SAT.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1428	1 4	X-Y COORDINATES RESIDENCE-SINGLE 1561 SW 153RD PATH
PD120213058765 MDPD: COUNTY	2012-02-13 21:35 MON.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. OTHER	N.A. OTHER N.A.	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 951 SW 155TH CT
PD120221069813 MDPD: COUNTY	2012-02-21 07:00 TUE.	GENERAL INVESTIGATION CLEAR BY ARREST	26R - BURGLARY RESIDENTIAL	RESIDENTIAL OTHER	N.A. HANDGUN STOLEN AND RECOVERED: HOUSEHOLD / APPLIANCE / GOODS STOLEN AND RECOVERED: JEWELRY / PRECIOUS METALS STOLEN AND RECOVERED: FOOD / LIQUOR / CONSUMABLE	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15319 SW 9TH WAY (RES)
PD120221069901 MDPD: COUNTY	2012-02-21 22:30 TUE.	GENERAL INVESTIGATION CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	MARIJUANA OTHER N.A.	H 1384	1 4	X-Y COORDINATES HIGHWAY/ROADWAY SW 150TH CT & SW 8TH TER
PD120223071662 MDPD: COUNTY	2012-02-23 09:35 THU.	GENERAL INVESTIGATION OPEN / PENDING	32A - AGGRAVATED ASSAULT	N.A. THROW DEADLY MISSILE	N.A. BLUNT OBJECT N.A.	H 1429	1 4	X-Y COORDINATES RESIDENCE-SINGLE 14921 SW 17TH LN
PD120223071746 MDPD: COUNTY	2012-02-23 15:00 THU.	GENERAL INVESTIGATION CLEAR BY EXCEPTION	32 - ASSAULT	BATTERY N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	H 1384	1 4	X-Y COORDINATES RESIDENCE-SINGLE SW 11TH ST & SW 149TH AVE
PD120224072770 MDPD: COUNTY	2012-02-24 02:55 FRI.	GENERAL INVESTIGATION CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	COCAINE OTHER N.A.	H 1383	1 4	X-Y COORDINATES HIGHWAY/ROADWAY SW 152ND AVE & SW 8TH ST



Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD120224073410 MDPD: COUNTY	2012-02-24 14:55 FRI.	GENERAL INVESTIGATION CLEAR BY ARREST	26R - BURGLARY RESIDENTIAL	RESIDENTIAL VACANT	N.A. OTHER OTHER: MISCELLANEOUS	H 1428	1 4	X-Y COORDINATES RESIDENCE-SINGLE 2064 SW 152ND PL (RES)
PD120225074870 MDPD: COUNTY	2012-02-25 15:50 SAT.	GENERAL INVESTIGATION CLEAR BY ARREST	14 - CONDUCT INVESTIGATION	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1385	1 2	X-Y COORDINATES OTHER SW 145TH CT & SW 9TH ST
PD120306088228 MDPD: COUNTY	2012-03-06 10:59 TUE.	ECONOMIC CRIME OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 1014 SW 143RD PL (RESIDENCE)
PD120312096294 MDPD: COUNTY	2012-03-12 09:24 MON.	ECONOMIC CRIME OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1428	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15380 SW 20TH LN (RESIDENCE)
PD120314099196 MDPD: COUNTY	2012-03-14 08:05 WED.	GENERAL INVESTIGATION CLEAR BY EXCEPTION	28 - VANDALISM	N.A. OTHER	N.A. OTHER N.A.	H 1428	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15546 SW 16TH ST
PD120317103491 MDPD: COUNTY	2012-03-16 18:00 FRI.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL OTHER	N.A. OTHER STOLEN: JEWELRY / PRECIOUS METALS STOLEN: CURRENCY / NEGOTIABLE STOLEN: CLOTHING / FUR	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15269 SW 8TH WAY (CATALINA)
PD120317104209 MDPD: COUNTY	2012-03-17 18:45 SAT.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL OTHER	N.A. OTHER OTHER: MISCELLANEOUS	H 1429	1 4	X-Y COORDINATES RESIDENCE-SINGLE 1941 SW 150TH AVE (RES)
PD120331122678 MDPD: COUNTY	2012-03-30 17:00 FRI.	GENERAL INVESTIGATION OPEN / PENDING	27 - LARCENY	N.A. UNATTENDED	N.A. OTHER STOLEN: MISCELLANEOUS	H 1383	1 4	X-Y COORDINATES OTHER 15282 SW 11TH ST
PD120401124154 MDPD: COUNTY	2012-04-01 01:00 SUN.	GENERAL INVESTIGATION OPEN / PENDING	32 - ASSAULT	BATTERY N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15582 SW 13TH TER

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD120403127018 MDPD: COUNTY	2012-04-03 14:08 TUE.	GENERAL INVESTIGATION CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	MARIJUANA OTHER N.A.	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE SW 157TH AVE & SW 9TH LN
PD120403127185 MDPD: COUNTY	2012-04-03 06:30 TUE.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL OTHER	N.A. OTHER STOLEN: JEWELRY / PRECIOUS METALS STOLEN: COMPUTER EQUIPMENT STOLEN: TV / VIDEO / VCR / DVD	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15509 SW 10TH LN
PD120405129224 MDPD: COUNTY	2012-04-05 01:01 THU.	GENERAL INVESTIGATION CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	MARIJUANA OTHER N.A.	H 1428	1 4	X-Y COORDINATES HIGHWAY/ROADWAY SW 152ND AVE & SW 20TH LN
PD120405129233 MDPD: COUNTY	2012-04-05 00:56 THU.	GENERAL INVESTIGATION CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	MARIJUANA OTHER N.A.	H 1384	1 4	X-Y COORDINATES RESIDENCE-SINGLE SW 10TH ST & SW 152ND AVE
PD120406131330 MDPD: COUNTY	2012-04-04 16:00 WED.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL OTHER	N.A. OTHER STOLEN: RADIO / STEREO	H 1428	1 4	X-Y COORDINATES RESIDENCE-SINGLE 1553 SW 155TH CT (RES)
PD120416144956 MDPD: COUNTY	2012-04-15 20:00 SUN.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE N/A - UNKNOWN	N.A. OTHER OTHER: MISCELLANEOUS	H 1384	1 4	X-Y COORDINATES RESIDENCE-SINGLE 913 SW 147TH CT
PD120417145882 MDPD: COUNTY	2012-02-29 00:01 WED.	ECONOMIC CRIME OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER STOLEN: MISCELLANEOUS	H 1428	1 4	X-Y COORDINATES RESIDENCE-SINGLE 1731 SW 153RD PSGE (RESIDENTIAL AREA)
PD120418147681 MDPD: COUNTY	2012-04-18 15:08 WED.	ECONOMIC CRIME OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER STOLEN: CURRENCY / NEGOTIABLE	H 1385	1 2	X-Y COORDINATES OTHER 1054 SW 145TH CT



Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD120420150833 MDPD: COUNTY	2012-04-20 20:28 FRI.	GENERAL INVESTIGATION CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	MARIJUANA OTHER N.A.	H 1385	1 2	X-Y COORDINATES HIGHWAY/ROADWAY SW 142ND AVE & SW 8TH ST
PD120423154448 MDPD: COUNTY	2012-04-21 22:00 SAT.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE CURTILAGE	N.A. OTHER STOLEN: AUTO ACCESSORY / PART	H 1428	1 4	X-Y COORDINATES RESIDENCE-SINGLE 1455 SW 155TH CT (RES)
PD120424155480 MDPD: COUNTY	2012-04-24 12:28 TUE.	ECONOMIC CRIME OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1384	1 4	X-Y COORDINATES APARTMENT/CONDO 15021 SW 8TH TER
PD120428160594 MDPD: COUNTY	2012-04-27 22:30 FRI.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL OTHER	N.A. OTHER STOLEN: JEWELRY / PRECIOUS METALS STOLEN: CURRENCY / NEGOTIABLE STOLEN: CLOTHING / FUR	H 1429	1 4	X-Y COORDINATES RESIDENCE-SINGLE 14955 SW 21ST TER (RES)
PD120501164964 MDPD: COUNTY	2012-05-01 17:43 TUE.	GENERAL INVESTIGATION CLEAR BY ARREST	33E - SEX OFFENSE EXPOSURE	N.A. EXPOSURE	N.A. OTHER N.A.	H 1385	1 2	X-Y COORDINATES HIGHWAY/ROADWAY SW 143RD AVE & SW 8TH ST (ROADWAY)
PD120504168623 MDPD: COUNTY	2012-05-03 23:00 THU.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE N/A - UNKNOWN	N.A. OTHER OTHER: MISCELLANEOUS	H 1428	1 4	X-Y COORDINATES RESIDENCE-SINGLE 1866 SW 153RD PL
PD120505171275 MDPD: COUNTY	2012-05-05 12:00 SAT.	ECONOMIC CRIME OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL OTHER	N.A. OTHER STOLEN: CURRENCY / NEGOTIABLE	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 954 SW 145TH CT (RES)
PD120507172777 MDPD: COUNTY	2012-05-07 00:01 MON.	GENERAL INVESTIGATION OPEN / PENDING	26C - BURGLARY COMMERCIAL	COMMERCIAL OTHER	N.A. OTHER OTHER: MISCELLANEOUS	H 1385	1 2	X-Y COORDINATES RESTAURANT 14220 SW 8TH ST (BONE FISH GRILL)

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD120510177206 MDPD: COUNTY	2012-05-09 19:30 WED.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE N/A - UNKNOWN	N.A. OTHER N.A.	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15391 SW 13TH TER
PD120511178626 MDPD: COUNTY	2012-05-11 05:00 FRI.	SEXUAL CRIME OPEN / PENDING	33R - SEX OFFENSE RAPE	OTHER KNOWN DRUG INGESTION	N.A. HANDS / FIST / FEET N.A.	H 1385	1 2	X-Y COORDINATES HIGHWAY/ROADWAY 1300 SW 144TH AVE (ROADSIDE)
PD120511179071 MDPD: COUNTY	2012-05-11 13:00 FRI.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL OTHER	N.A. OTHER STOLEN: COMPUTER EQUIPMENT STOLEN: JEWELRY / PRECIOUS METALS STOLEN: CAMERA / PHOTO EQUIPMENT	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 14311 SW 12TH ST
PD120512180370 MDPD: COUNTY	2012-05-12 12:15 SAT.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL OTHER	N.A. OTHER STOLEN: TV / VIDEO / VCR / DVD STOLEN: JEWELRY / PRECIOUS METALS	H 1428	1 4	X-Y COORDINATES RESIDENCE-SINGLE 1461 SW 153RD PATH
PD120516186310 MDPD: COUNTY	2012-05-16 17:49 WED.	DOMESTIC CRIME CLEAR BY EXCEPTION	32D - DOMESTIC ASSAULT	BATTERY N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	H 1429	1 4	X-Y COORDINATES RESIDENCE-SINGLE 1780 SW 149TH PASS (RES.)
PD120517187366 MDPD: COUNTY	2012-05-17 13:55 THU.	GENERAL INVESTIGATION CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	MARIJUANA OTHER N.A.	H 1429	1 4	X-Y COORDINATES HIGHWAY/ROADWAY SW 152ND AVE & SW 18TH ST
PD120522193535 MDPD: COUNTY	2012-05-22 02:51 TUE.	GENERAL INVESTIGATION OPEN / PENDING	26C - BURGLARY COMMERCIAL	COMMERCIAL OTHER	N.A. OTHER OTHER: MISCELLANEOUS	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 14254 SW 8TH ST (UNIQUE AUDIO CORPORATION - 2 PREMISES)



Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD120523195106 MDPD: COUNTY	2012-05-22 21:00 TUE.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE N/A - UNKNOWN	N.A. OTHER OTHER: MISCELLANEOUS	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15320 SW 9TH WAY
PD120526199823 MDPD: COUNTY	2012-05-26 15:20 SAT.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1384	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15069 SW 8TH TER
PD120529203750 MDPD: COUNTY	2012-05-17 16:00 THU.	ECONOMIC CRIME OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15409 SW 8TH LN
PD120531206244 MDPD: COUNTY	2012-05-31 12:46 THU.	ECONOMIC CRIME OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1428	1 4	X-Y COORDINATES RESIDENCE-SINGLE 1596 SW 154TH CT
PD120531206380 MDPD: COUNTY	2012-05-31 14:30 THU.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL OTHER	N.A. OTHER STOLEN: COMPUTER EQUIPMENT	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 14239 SW 10TH ST
PD120602209624 MDPD: COUNTY	2012-06-01 22:00 FRI.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. OTHER	N.A. OTHER N.A.	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 847 SW 154TH PATH
PD120603210471 MDPD: COUNTY	2012-06-03 12:41 SUN.	ECONOMIC CRIME OPEN / PENDING	54 - FRAUD	N.A. OTHER	N.A. OTHER STOLEN: CURRENCY / NEGOTIABLE	H 1428	1 4	X-Y COORDINATES RESIDENCE-SINGLE 1422 SW 154TH AVE
PD120604211320 MDPD: COUNTY	2012-06-04 07:00 MON.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE N/A - UNKNOWN	N.A. OTHER OTHER: MISCELLANEOUS	H 1428	1 4	X-Y COORDINATES RESIDENCE-SINGLE 2010 SW 155TH AVE
PD120604211646 MDPD: COUNTY	2012-06-04 11:38 MON.	GENERAL INVESTIGATION CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	MARIJUANA OTHER N.A.	H 1383	1 4	X-Y COORDINATES ST/ALLEY/SIDEWALK SW 157TH AVE & SW 8TH ST
PD120605213834 MDPD: COUNTY	2012-06-05 20:45 TUE.	GENERAL INVESTIGATION OPEN / PENDING	32 - ASSAULT	N.A. N/A - UNKNOWN	N.A. THREAT / INTIMIDATION N.A.	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15350 SW 11TH ST

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD120607216130 MDPD: COUNTY	2012-06-07 13:54 THU.	GENERAL INVESTIGATION OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15350 SW 11TH ST
PD120610220348 MDPD: COUNTY	2012-06-03 00:01 SUN.	ECONOMIC CRIME OPEN / PENDING	54 - FRAUD	N.A. IDENTITY THEFT	N.A. OTHER STOLEN: CREDIT CARD / NON-NEGOTIABL E STOLEN: CREDIT CARD / NON-NEGOTIABL E STOLEN: CREDIT CARD / NON-NEGOTIABL E	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 1390 SW 144TH PL (RESIDENTIAL AREA)
PD120612223754 MDPD: COUNTY	2012-06-12 20:34 TUE.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. OTHER	N.A. UNKNOWN N.A.	H 1428	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15397 SW 20TH LN
PD120613225031 MDPD: COUNTY	2012-06-08 04:00 FRI.	GENERAL INVESTIGATION CLEAR BY ARREST	32B - AGGRAVATED BATTERY	BATTERY OTHER	N.A. HANDS / FIST / FEET N.A.	H 1383	1 4	X-Y COORDINATES ST/ALLEY/SIDEWALK 897 SW 152ND CT
PD120615228095 MDPD: COUNTY	2012-06-15 20:35 FRI.	GENERAL INVESTIGATION CLEAR BY ARREST	34 - DISTURBANCE	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1385	1 2	X-Y COORDINATES PARKING LOT/GARAGE 14220 SW 8TH ST (BONEFISH GRILL)
PD120616229012 MDPD: COUNTY	2012-06-15 21:10 FRI.	SEXUAL CRIME OPEN / PENDING	33R - SEX OFFENSE RAPE	OTHER KNOWN DRUG INGESTION	N.A. HANDS / FIST / FEET N.A.	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE SW 8TH ST & SW 151ST AVE (UNKNOWN MIAMI-DADE COUNTY)
PD120618231241 MDPD: COUNTY	2012-06-17 22:00 SUN.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE N/A - UNKNOWN	N.A. OTHER OTHER: MISCELLANEOUS	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 1353 SW 155TH AVE
PD120618231443 MDPD: COUNTY	2012-06-18 11:55 MON.	GENERAL INVESTIGATION CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	MARIJUANA OTHER N.A.	H 1385	1 2	X-Y COORDINATES HIGHWAY/ROADWAY 1300 SW 144TH AVE



Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD120623238725 MDPD: COUNTY	2012-06-23 17:58 SAT.	ECONOMIC CRIME OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15632 SW 12TH TER
PD120627243694 MDPD: COUNTY	2012-06-26 14:33 TUE.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. OTHER	N.A. OTHER N.A.	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15519 SW 14TH ST
PD120628245183 MDPD: COUNTY	2012-06-28 14:41 THU.	ECONOMIC CRIME OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER STOLEN: CURRENCY / NEGOTIABLE	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 14259 SW 10TH ST
PD120629247304 MDPD: COUNTY	2012-06-29 21:55 FRI.	GENERAL INVESTIGATION CLEAR BY ARREST	32 - ASSAULT	N.A. OTHER	N.A. THREAT / INTIMIDATION N.A.	H 1385	1 2	X-Y COORDINATES PARKING LOT/GARAGE 14264 SW 8TH ST (PARKING LOT)
PD120702251151 MDPD: COUNTY	2012-07-02 17:10 MON.	GENERAL INVESTIGATION CLEAR BY EXCEPTION	33 - SEX OFFENSE	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1384	1 4	X-Y COORDINATES PARKING LOT/GARAGE SW 148TH CT & SW 8TH ST (PARKING LOT)
PD120703252344 MDPD: COUNTY	2012-07-03 14:09 TUE.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL OTHER	N.A. OTHER STOLEN: TV / VIDEO / VCR / DVD STOLEN: CAMERA / PHOTO EQUIPMENT	H 1428	1 4	X-Y COORDINATES RESIDENCE-SINGLE 1877 SW 155TH AVE
PD120707257404 MDPD: COUNTY	2012-07-07 00:56 SAT.	DOMESTIC CRIME CLEAR BY ARREST	32D - DOMESTIC ASSAULT	DOMESTIC CRIME OTHER N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	H 1384	1 4	X-Y COORDINATES RESIDENCE-SINGLE 1071 SW 150TH PL
PD120708258938 MDPD: COUNTY	2012-07-07 22:30 SAT.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE N/A - UNKNOWN	N.A. OTHER OTHER: MISCELLANEOUS	H 1428	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15267 SW 14TH ST
PD120710261539 MDPD: COUNTY	2012-07-10 02:30 TUE.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE N/A - UNKNOWN	N.A. OTHER N.A.	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 827 SW 154TH PATH (SAUSALITO BAY)
PD120710262273 MDPD: COUNTY	2012-07-10 15:09 TUE.	ECONOMIC CRIME OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1428	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15391 SW 20TH LN

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD120712265394 MDPD: COUNTY	2012-07-11 22:00 WED.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1385	1 2	X-Y COORDINATES HIGHWAY/ROADWAY SW 8TH ST & SW 146TH AVE (ROADSIDE)
PD120714268124 MDPD: COUNTY	2012-07-14 18:15 SAT.	DOMESTIC CRIME CLEAR BY ARREST	32D - DOMESTIC ASSAULT	BATTERY N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 14351 SW 12TH ST (RES.)
PD120717271837 MDPD: COUNTY	2012-07-04 09:00 WED.	GENERAL INVESTIGATION OPEN / PENDING	54C - CREDIT CARD FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15374 SW 11TH ST (RES)
PD120723279379 MDPD: COUNTY	2012-07-22 22:00 SUN.	GENERAL INVESTIGATION OPEN / PENDING	22A - AUTO THEFT ATTEMPT	VEHICLE OTHER	N.A. OTHER OTHER: MISCELLANEOUS	H 1384	1 4	X-Y COORDINATES APARTMENT/CONDO 902 SW 151ST PL (GRAND LAKE)
PD120723279934 MDPD: COUNTY	2012-07-22 03:00 SUN.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE N/A - UNKNOWN	N.A. OTHER OTHER: MISCELLANEOUS	H 1384	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15045 SW 9TH TER (SHOMA HOMES GRAND LAKES)
PD120723279974 MDPD: COUNTY	2012-07-23 14:57 MON.	GENERAL INVESTIGATION CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	MARIJUANA OTHER N.A.	H 1384	1 4	X-Y COORDINATES ST/ALLEY/SIDEWALK SW 10TH ST & SW 151ST PL
PD120726283853 MDPD: COUNTY	2012-07-26 01:30 THU.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. OTHER	N.A. OTHER N.A.	H 1384	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15165 SW 12TH TER
PD120727285105 MDPD: COUNTY	2012-07-27 08:00 FRI.	ECONOMIC CRIME OPEN / PENDING	54M - MAJOR FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1430	1 2	X-Y COORDINATES OTHER 1558 SW 143RD PL (RES)
PD120730289410 MDPD: COUNTY	2012-07-26 20:00 THU.	ECONOMIC CRIME OPEN / PENDING	54M - MAJOR FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1430	1 2	X-Y COORDINATES RESIDENCE-SINGLE 1461 SW 145TH PL
PD120804297026 MDPD: COUNTY	2012-08-04 23:40 SAT.	GENERAL INVESTIGATION CLEAR BY ARREST	14 - CONDUCT INVESTIGATION	N.A. OTHER	N.A. OTHER N.A.	H 1429	1 4	X-Y COORDINATES RESIDENCE-SINGLE 14955 SW 21ST TER
PD120805297414 MDPD: COUNTY	2012-08-05 09:16 SUN.	GENERAL INVESTIGATION CLEAR BY ARREST	32 - ASSAULT	N.A. ARGUMENT	N.A. HANDS / FIST / FEET N.A.	H 1384	1 4	X-Y COORDINATES HIGHWAY/ROADWAY 14962 SW 9TH WAY



Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD120807301003 MDPD: COUNTY	2012-08-07 20:40 TUE.	ROBBERY OPEN / PENDING	29 - ROBBERY	ATM ATM	N.A. HANDS / FIST / FEET N.A.	H 1385	1 2	X-Y COORDINATES BANK/FINANCIAL INST 14290 SW 8TH ST (CHASE BANK)
PD120810304720 MDPD: COUNTY	2012-08-03 10:00 FRI.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL OTHER	N.A. OTHER STOLEN: TV / VIDEO / VCR / DVD STOLEN: TV / VIDEO / VCR / DVD STOLEN: MISCELLANEOUS	H 1428	1 4	X-Y COORDINATES RESIDENCE-SINGLE 1431 SW 153RD PATH (RES)
PD120815310813 MDPD: COUNTY	2012-08-14 22:00 TUE.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE N/A - UNKNOWN	N.A. OTHER OTHER: MISCELLANEOUS	H 1428	1 4	X-Y COORDINATES RESIDENCE-SINGLE 1598 SW 154TH PATH
PD120819317088 MDPD: COUNTY	2012-08-19 17:45 SUN.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. OTHER	N.A. OTHER N.A.	H 1385	1 2	X-Y COORDINATES ST/ALLEY/SIDEWALK 1200 SW 144TH AVE
PD120820317665 MDPD: COUNTY	2012-08-03 11:00 FRI.	ECONOMIC CRIME OPEN / PENDING	54M - MAJOR FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER STOLEN: MISCELLANEOUS	H 1429	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15124 SW 20TH ST
PD120822320409 MDPD: COUNTY	2012-08-22 10:00 WED.	ECONOMIC CRIME OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 14521 SW 13TH TER
PD120824323756 MDPD: COUNTY	2012-08-22 21:00 WED.	ECONOMIC CRIME OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1429	1 4	X-Y COORDINATES RESIDENCE-SINGLE 2113 SW 151ST PL
PD120827327549 MDPD: COUNTY	2012-08-27 17:50 MON.	ECONOMIC CRIME OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1429	1 4	X-Y COORDINATES RESIDENCE-SINGLE 2021 SW 150TH AVE
PD120831332486 MDPD: COUNTY	2012-08-31 09:06 FRI.	DOMESTIC CRIME CLEAR BY EXCEPTION	32D - DOMESTIC ASSAULT	BATTERY N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	H 1429	1 4	X-Y COORDINATES RESIDENCE-SINGLE 2095 SW 151ST PL (RES.)

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD120831332618 MDPD: COUNTY	2012-08-31 01:00 FRI.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE N/A - UNKNOWN	N.A. OTHER OTHER: MISCELLANEOUS	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15664 SW 12TH TER
PD120905339363 MDPD: COUNTY	2012-09-05 12:17 WED.	ECONOMIC CRIME OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 14601 SW 10TH ST
PD120906341399 MDPD: COUNTY	2012-09-06 20:34 THU.	DOMESTIC CRIME CLEAR BY ARREST	32D - DOMESTIC ASSAULT	BATTERY N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 980 SW 154TH PATH
PD120907342056 MDPD: COUNTY	2012-09-07 12:25 FRI.	ECONOMIC CRIME OPEN / PENDING	54M - MAJOR FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1428	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15530 SW 19TH LN
PD120909344845 MDPD: COUNTY	2012-09-09 11:28 SUN.	ECONOMIC CRIME OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15428 SW 9TH WAY
PD120911347178 MDPD: COUNTY	2012-09-10 19:30 MON.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE N/A - UNKNOWN	N.A. OTHER OTHER: MISCELLANEOUS	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15323 SW 9TH WAY
PD120914352165 MDPD: COUNTY	2012-09-14 18:25 FRI.	GENERAL INVESTIGATION CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	MARIJUANA OTHER N.A.	H 1385	1 2	X-Y COORDINATES HIGHWAY/ROADWAY SW 142ND AVE & SW 8TH ST
PD120918356610 MDPD: COUNTY	2012-09-17 20:30 MON.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE N/A - UNKNOWN	N.A. OTHER OTHER: MISCELLANEOUS	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15234 SW 8TH WAY (CATALINA ISLES)
PD120926367718 MDPD: COUNTY	2012-09-26 13:01 WED.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 1390 SW 146TH CT
PD121001374550 MDPD: COUNTY	2012-10-01 14:23 MON.	GENERAL INVESTIGATION OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 1110 SW 154TH AVE



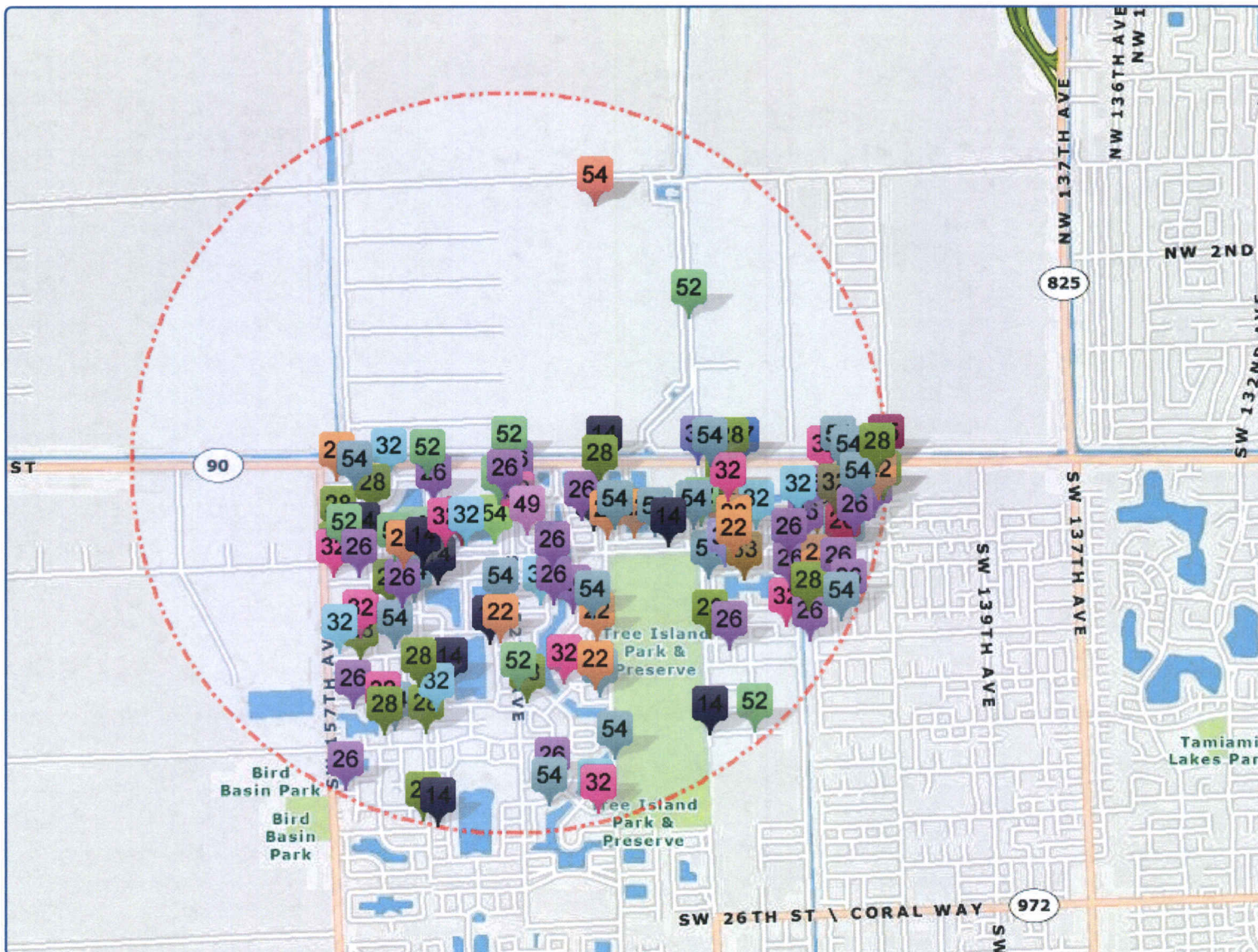
Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD121013391376 MDPD: COUNTY	2012-10-07 14:00 SUN.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL OTHER	N.A. OTHER STOLEN: ART / COLLECTION STOLEN: CURRENCY / NEGOTIABLE	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 14483 SW 11TH ST
PD121017396363 MDPD: COUNTY	2012-10-17 14:58 WED.	DOMESTIC CRIME CLEAR BY EXCEPTION	32D - DOMESTIC ASSAULT	BATTERY N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	H 1428	1 4	X-Y COORDINATES OTHER 2080 SW 152ND PL (RES.)
PD121019398593 MDPD: COUNTY	2012-10-19 08:44 FRI.	GENERAL INVESTIGATION OPEN / PENDING	32 - ASSAULT	N.A. N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	H 1385	1 2	X-Y COORDINATES COMMERCIAL/OFFICE BLDG 14252 SW 8TH ST
PD121020399748 MDPD: COUNTY	2012-10-20 00:45 SAT.	GENERAL INVESTIGATION CLEAR BY ARREST	32B - AGGRAVATED BATTERY	RESIDENTIAL UNLOCKED	N.A. OTHER N.A.	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15374 SW 12TH TER (RES)
PD121024405745 MDPD: COUNTY	2012-10-23 17:00 TUE.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE N/A - UNKNOWN	N.A. OTHER OTHER: MISCELLANEOUS	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 14314 SW 9TH TER

**121 Total Incidents**

# FERRO DEVELOPMENT, LLC

Z2012000128 2011 SELECTED CRIMES (JAN 1 - OCT 30) 1 MI

Miami-Dade Police Department



## Map Legend

CDW Incidents (136)

- 54 - Fraud (26)
- 26R - Burglary Residential (25)
- 28 - Vandalism (19)
- 22S - Auto Theft Stolen (12)
- 32 - Assault (10)
- 14 - Conduct Investigation (10)
- 52 - Narcotics Investigation (10)
- 32D - Domestic Assault (9)
- 32A - Aggravated Assault (2)
- 26C - Burglary Commercial (2)
- 33LM - Sex Offense L&L Molestation (2)
- 54C - Credit Card Fraud (1)
- 49R - Fire Residential (1)
- 55 - Weapons Violation (1)
- 54M - Major Fraud (1)
- 26V - Burglary Vehicle (1)
- 38 - Suspicious Person (1)
- 32B - Aggravated Battery (1)
- 27O - Larceny Over (1)
- 27U - Larceny Under (1)

This map was prepared using Miami-Dade County's (MDC) Geographic Information System (GIS). As is the case with all public records information, the nature of the data and the collection processes limit the ability of any aggregator to independently validate data and content. Every effort has been made to ensure that the information represented is accurate, however, the results cannot be guaranteed. In order to ensure the accuracy of the information supplied by MDC, the requestor should consult the official government record. Based on these limitations, MDC is unable to guarantee the accuracy of the information represented. Employees or agents disclaim all warranties, expressed or implied, as to any matter whatsoever and shall not be responsible for any loss or damage that may directly or indirectly arise as the result of use of information contained in the County's GIS.

CrimeView Server  
Printed: 10/30/2012 2:29:17 PM





# Miami-Dade Police Department

CDW INCIDENT REPORT

## FERRO DEVELOPMENT, LLC

Z2012000128 2011 SELECTED CRIMES (JAN 1 - OCT 30) 1 MI



Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD110103003547 MDPD: COUNTY	2011-01-03 12:08 MON.	GENERAL INVESTIGATION CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	MARIJUANA OTHER N.A.	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 1276 SW 143RD PL
PD110103003859 MDPD: COUNTY	2011-01-03 17:18 MON.	DOMESTIC CRIME CLEAR BY EXCEPTION	32D - DOMESTIC ASSAULT	BATTERY N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 824 SW 154TH CT (RES.)
PD110107008988 MDPD: COUNTY	2011-01-07 06:14 FRI.	GENERAL INVESTIGATION OPEN / PENDING	14 - CONDUCT INVESTIGATION	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15534 SW 9TH LN
PD110107010209 MDPD: COUNTY	2011-01-07 22:10 FRI.	GENERAL INVESTIGATION OPEN / PENDING	14 - CONDUCT INVESTIGATION	N.A. N/A - UNKNOWN	N.A. THREAT / INTIMIDATION N.A.	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15350 SW 11TH ST
PD110108010974 MDPD: COUNTY	2011-01-08 13:59 SAT.	GENERAL INVESTIGATION OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1384	1 4	X-Y COORDINATES RESIDENCE-SINGLE 1149 SW 150TH PL
PD110109012794 MDPD: COUNTY	2011-01-08 18:00 SAT.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL NO FORCE	N.A. OTHER STOLEN: MISCELLANEOUS STOLEN: HOUSEHOLD / APPLIANCE / GOODS	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 881 SW 142ND CT
PD110110013942 MDPD: COUNTY	2011-01-10 17:28 MON.	GENERAL INVESTIGATION OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER STOLEN: MISCELLANEOUS	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 14678 SW 8TH ST
PD110113017409 MDPD: COUNTY	2011-01-13 03:20 THU.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL N/A - UNKNOWN	N.A. OTHER N.A.	H 1384	1 4	X-Y COORDINATES RESIDENCE-SINGLE 14956 SW 9TH TER (GRAND LAKES)

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/ Area)
PD110114019842 MDPD: COUNTY	2011-01-14 10:00 FRI.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL N/A - UNKNOWN	N.A. OTHER N.A.	H 1384	1 4	X-Y COORDINATES RESIDENCE-SINGLE 1201 SW 150TH PL
PD110118024480 MDPD: COUNTY	2011-01-18 08:35 TUE.	ECONOMIC CRIME OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 1325 SW 143RD CT
PD110123031729 MDPD: COUNTY	2011-01-23 01:13 SUN.	GENERAL INVESTIGATION OPEN / PENDING	32 - ASSAULT	N.A. N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	H 1384	1 4	X-Y COORDINATES RESIDENCE-SINGLE 926 SW 151ST PL
PD110123032253 MDPD: COUNTY	2011-01-23 17:20 SUN.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1428	1 4	X-Y COORDINATES RESIDENCE-SINGLE 1566 SW 154TH AVE
PD110126036619 MDPD: COUNTY	2011-01-26 22:05 WED.	ECONOMIC CRIME OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1429	1 4	X-Y COORDINATES RESIDENCE-SINGLE 14937 SW 16TH TER
PD110128038264 MDPD: COUNTY	2011-01-27 23:00 THU.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE N/A - UNKNOWN	N.A. OTHER N.A.	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 14531 SW 10TH ST
PD110128038684 MDPD: COUNTY	2011-01-28 13:00 FRI.	ECONOMIC CRIME OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1429	1 4	X-Y COORDINATES RESIDENCE-SINGLE 14960 SW 12TH LN
PD110130041729 MDPD: COUNTY	2011-01-30 15:33 SUN.	GENERAL INVESTIGATION OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER STOLEN: CURRENCY / NEGOTIABLE	H 1429	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15130 SW 20TH LN
PD110202045765 MDPD: COUNTY	2011-02-01 23:55 TUE.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 898 SW 154TH PATH
PD110206051641 MDPD: COUNTY	2011-02-05 23:00 SAT.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1428	1 4	X-Y COORDINATES RESIDENCE-SINGLE 1414 SW 155TH CT
PD110206052309 MDPD: COUNTY	2011-02-06 22:43 SUN.	GENERAL INVESTIGATION OPEN / PENDING	32 - ASSAULT	N.A. N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15665 SW 10TH LN
PD110208055124 MDPD: COUNTY	2011-02-08 19:37 TUE.	ECONOMIC CRIME CLEAR BY EXCEPTION	54M - MAJOR FRAUD	IDENTITY THEFT IDENTITY THEFT	N.A. OTHER N.A.	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15239 SW 9TH WAY (RESIDENTIAL)



Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD110209056650 MDPD: COUNTY	2011-02-09 21:16 WED.	GENERAL INVESTIGATION CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	D 1339	2 1	X-Y COORDINATES HIGHWAY/ROADWAY 104 SW 147TH AVE
PD110209056720 MDPD: COUNTY	2011-02-09 14:00 WED.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL N/A - UNKNOWN	N.A. OTHER N.A.	H 1428	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15564 SW 16TH ST
PD110210057011 MDPD: COUNTY	2011-02-10 00:30 THU.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE N/A - UNKNOWN	N.A. OTHER N.A.	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 14550 SW 9TH ST
PD110213061436 MDPD: COUNTY	2011-02-13 06:15 SUN.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1428	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15391 SW 72ND TER
PD110213061455 MDPD: COUNTY	2011-02-12 18:00 SAT.	GENERAL INVESTIGATION OPEN / PENDING	26C - BURGLARY COMMERCIAL	COMMERCIAL N/A - UNKNOWN	N.A. OTHER STOLEN: RADIO / STEREO STOLEN: TV / VIDEO / VCR / DVD	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 14254 SW 8/ ST (UNIQUE AUDIO CORP - 2 PREMISES)
PD110216065942 MDPD: COUNTY	2011-02-16 14:00 WED.	ECONOMIC CRIME OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER STOLEN: MISCELLANEOUS	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15243 SW 12TH TER
PD110217067529 MDPD: COUNTY	2011-02-17 11:47 THU.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL N/A - UNKNOWN	N.A. OTHER N.A.	H 1430	1 2	X-Y COORDINATES RESIDENCE-SINGLE 1400 SW 143RD PL
PD110220072132 MDPD: COUNTY	2011-02-20 19:27 SUN.	GENERAL INVESTIGATION CLEAR BY ARREST	26R - BURGLARY RESIDENTIAL	RESIDENTIAL N/A - UNKNOWN	N.A. OTHER STOLEN: MISCELLANEOUS	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 10441 SW 11TH TER (RES)
PD110226080310 MDPD: COUNTY	2011-02-26 14:10 SAT.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1384	1 4	X-Y COORDINATES RESIDENCE-SINGLE 837 SW 149TH CT
PD110227081086 MDPD: COUNTY	2011-02-27 00:11 SUN.	GENERAL INVESTIGATION CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1430	1 2	X-Y COORDINATES HIGHWAY/ROADWAY SW 18TH ST & SW 145TH AVE
PD110303087633 MDPD: COUNTY	2011-03-03 12:19 THU.	DOMESTIC CRIME CLEAR BY ARREST	32D - DOMESTIC ASSAULT	FELONY BATTERY N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	H 1384	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15025 SW 12TH TER (RES.)

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD110306092133 MDPD: COUNTY	2011-02-18 23:00 FRI.	SEXUAL CRIME CLEAR BY EXCEPTION	33LM - SEX OFFENSE L&L MOLESTATION	DOMESTIC FONDLE	N.A. HANDS / FIST / FEET N.A.	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 969 SW 143RD PL (RESIDENCE)
PD110307093263 MDPD: COUNTY	2011-03-07 09:28 MON.	GENERAL INVESTIGATION OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 1034 SW 142ND PL
PD110309096736 MDPD: COUNTY	2011-03-09 15:09 WED.	GENERAL INVESTIGATION OPEN / PENDING	32 - ASSAULT	N.A. N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 14660 SW 8TH ST
PD110311099170 MDPD: COUNTY	2011-03-11 06:54 FRI.	GENERAL INVESTIGATION OPEN / PENDING	14 - CONDUCT INVESTIGATION	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15380 SW 10TH ST
PD110312100609 MDPD: COUNTY	2011-03-12 00:30 SAT.	GENERAL INVESTIGATION OPEN / PENDING	55 - WEAPONS VIOLATION	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1385	1 2	X-Y COORDINATES OTHER SW 8TH ST & SW 142ND AVE
PD110314104532 MDPD: COUNTY	2011-03-14 20:00 MON.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL UNLOCKED	N.A. OTHER STOLEN: HOUSEHOLD / APPLIANCE / GOODS	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15420 SW 10TH ST (RES)
PD110315105560 MDPD: COUNTY	2011-03-15 16:09 TUE.	ECONOMIC CRIME OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1384	1 4	X-Y COORDINATES RESIDENCE-SINGLE 949 SW 147TH CT
PD110315105993 MDPD: COUNTY	2011-03-15 20:59 TUE.	DOMESTIC CRIME OPEN / PENDING	32 - ASSAULT	N.A. N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 954 SW 153RD CT
PD110317108401 MDPD: COUNTY	2011-03-17 14:36 THU.	GENERAL INVESTIGATION OPEN / PENDING	38 - SUSPICIOUS PERSON	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1385	1 2	X-Y COORDINATES OTHER SW 8TH ST & SW 147TH AVE
PD110319111815 MDPD: COUNTY	2011-03-19 20:19 SAT.	ECONOMIC CRIME CLEAR BY EXCEPTION	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER STOLEN: CURRENCY / NEGOTIABLE	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15522 SW 8TH LN



Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD110322115772 MDPD: COUNTY	2011-03-22 17:05 TUE.	GENERAL INVESTIGATION CLEAR BY ARREST	32 - ASSAULT	N.A. N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	H 1385	1 2	X-Y COORDINATES OTHER 14300 SW 8TH ST
PD110327123413 MDPD: COUNTY	2011-03-27 19:54 SUN.	GENERAL INVESTIGATION OPEN / PENDING	32 - ASSAULT	N.A. N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 1250 SW 144TH AVE
PD110329125898 MDPD: COUNTY	2011-03-29 14:29 TUE.	GENERAL INVESTIGATION OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1429	1 4	X-Y COORDINATES OTHER UNK
PD110329125928 MDPD: COUNTY	2011-03-29 08:00 TUE.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL N/A - UNKNOWN	N.A. OTHER N.A.	H 1384	1 4	X-Y COORDINATES RESIDENCE-SINGLE 1049 SW 150TH PL (RES)
PD110330126827 MDPD: COUNTY	2011-03-29 20:00 TUE.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1429	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15173 SW 16TH LN
PD110330127404 MDPD: COUNTY	2011-03-30 13:13 WED.	GENERAL INVESTIGATION CLEAR BY ARREST	26R - BURGLARY RESIDENTIAL	RESIDENTIAL N/A - UNKNOWN	N.A. OTHER STOLEN: JEWELRY / PRECIOUS METALS	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 14321 SW 12TH ST (RES)
PD110331129040 MDPD: COUNTY	2011-03-31 13:30 THU.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15463 SW 12TH TER
PD110401130749 MDPD: COUNTY	2011-04-01 09:00 FRI.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	UNDER CURTILAGE	N.A. OTHER N.A.	H 1428	1 4	X-Y COORDINATES RESIDENCE-SINGLE 2080 SW 154TH AVE (RES)
PD110405136395 MDPD: COUNTY	2011-04-05 11:28 TUE.	GENERAL INVESTIGATION OPEN / PENDING	32A - AGGRAVATED ASSAULT	N.A. THROW DEADLY MISSILE	N.A. OTHER N.A.	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 14301 SW 9TH ST
PD110406137675 MDPD: COUNTY	2011-04-05 21:30 TUE.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE N/A - UNKNOWN	N.A. OTHER N.A.	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15621 SW 8TH LN

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD110408141702 MDPD: COUNTY	2011-04-08 08:00 FRI.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL N/A - UNKNOWN	N.A. OTHER STOLEN: TV / VIDEO / VCR / DVD STOLEN: COMPUTER EQUIPMENT STOLEN: CAMERA / PHOTO EQUIPMENT	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 998 SW 143RD PL
PD110411144988 MDPD: COUNTY	2011-04-11 07:58 MON.	ECONOMIC CRIME CLEAR BY ARREST	49R - FIRE RESIDENTIAL	ARSON RESIDENTIAL	N.A. FIRE / INCENDIARY OTHER: MISCELLANEOUS	H 1384	1 4	X-Y COORDINATES APARTMENT/CONDO 961 SW 151ST PL (GRAND LAKES TOWNHOMES)
PD110411145296 MDPD: COUNTY	2011-04-11 11:45 MON.	DOMESTIC CRIME CLEAR BY EXCEPTION	32D - DOMESTIC ASSAULT	BATTERY N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15315 SW 9TH WAY
PD110413148923 MDPD: COUNTY	2011-04-13 18:35 WED.	GENERAL INVESTIGATION OPEN / PENDING	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN: MISCELLANEOUS	H 1385	1 2	X-Y COORDINATES OTHER STRUCTURE 14300 SW 8TH ST (EL PALACIO DE LOS JUGOS)
PD110413148936 MDPD: COUNTY	2011-04-13 07:30 WED.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL N/A - UNKNOWN	N.A. OTHER STOLEN: TV / VIDEO / VCR / DVD STOLEN: COMPUTER EQUIPMENT	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 869 SW 153RD PATH
PD110414149562 MDPD: COUNTY	2011-04-13 19:00 WED.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15650 SW 10TH ST
PD110415151071 MDPD: COUNTY	2011-04-15 08:32 FRI.	GENERAL INVESTIGATION OPEN / PENDING	14 - CONDUCT INVESTIGATION	N.A. N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	H 1384	1 4	X-Y COORDINATES RESIDENCE-SINGLE 14900 SW 9TH LN
PD110415151117 MDPD: COUNTY	2011-04-15 08:52 FRI.	GENERAL INVESTIGATION CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1385	1 2	X-Y COORDINATES HIGHWAY/ROADWAY SW 9TH ST & SW 147TH AVE



Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD110420159461 MDPD: COUNTY	2011-04-20 07:00 WED.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL N/A - UNKNOWN	N.A. OTHER STOLEN: TV / VIDEO / VCR / DVD	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15551 SW 10TH LN (RES)
PD110423163444 MDPD: COUNTY	2011-04-23 15:07 SAT.	GENERAL INVESTIGATION OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1428	1 4	X-Y COORDINATES RESIDENCE-SINGLE 1711 SW 154TH PATH
PD110427168700 MDPD: COUNTY	2011-04-26 08:26 TUE.	GENERAL INVESTIGATION OPEN / PENDING	14 - CONDUCT INVESTIGATION	N.A. N/A - UNKNOWN	N.A. THREAT / INTIMIDATION N.A.	H 1428	1 4	X-Y COORDINATES RESIDENCE-SINGLE 1561 SW 153RD PATH
PD110427168866 MDPD: COUNTY	2011-04-27 10:27 WED.	GENERAL INVESTIGATION OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER STOLEN: MISCELLANEOUS	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 14257 SW 8TH TER
PD110501175194 MDPD: COUNTY	2011-05-01 16:08 SUN.	DOMESTIC CRIME CLEAR BY ARREST	32D - DOMESTIC ASSAULT	BATTERY N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15651 SW 14TH ST (RES.)
PD110507183706 MDPD: COUNTY	2011-05-06 21:00 FRI.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15624 SW 9TH TER
PD110520203709 MDPD: COUNTY	2011-05-20 06:30 FRI.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL N/A - UNKNOWN	N.A. OTHER STOLEN: JEWELRY / PRECIOUS METALS	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 1181 SW 144TH CT (RES)
PD110521204682 MDPD: COUNTY	2011-05-21 15:55 SAT.	DOMESTIC CRIME CLEAR BY EXCEPTION	32D - DOMESTIC ASSAULT	BATTERY N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 14379 SW 9TH ST (RES.)
PD110524209403 MDPD: COUNTY	2011-05-24 20:39 TUE.	NARCOTICS CLEAR BY ARREST	28 - VANDALISM	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1385	1 2	X-Y COORDINATES SPECIALTY STORE 14670 SW 8TH ST
PD110528214115 MDPD: COUNTY	2011-05-28 01:31 SAT.	GENERAL INVESTIGATION CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1384	1 4	X-Y COORDINATES HIGHWAY/ROADWAY SW 152ND AVE & SW 8TH ST

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD110603223769 MDPD: COUNTY	2011-06-03 18:49 FRI.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1428	1 4	X-Y COORDINATES RESIDENCE-SINGLE 1738 SW 154TH PATH
PD110606227573 MDPD: COUNTY	2011-06-06 13:58 MON.	ECONOMIC CRIME CLEAR BY ARREST	54C - CREDIT CARD FRAUD	LOST/STOLEN CREDIT CARD IDENTITY THEFT	N.A. OTHER N.A.	D 1282	2 1	X-Y COORDINATES HIGHWAY/ROADWAY SW 15TH ST & SW 89TH AVE (HIGHWAY ROADWAY)
PD110613237447 MDPD: COUNTY	2011-06-11 19:30 SAT.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL NO FORCE	N.A. OTHER STOLEN: CURRENCY / NEGOTIABLE STOLEN: HOUSEHOLD / APPLIANCE / GOODS STOLEN: JEWELRY / PRECIOUS METALS	H 1430	1 2	X-Y COORDINATES RESIDENCE-SINGLE 1422 SW 145TH PL (RES)
PD110613237816 MDPD: COUNTY	2011-06-06 14:00 MON.	GENERAL INVESTIGATION OPEN / PENDING	26C - BURGLARY COMMERCIAL	COMMERCIAL N/A - UNKNOWN	N.A. OTHER STOLEN: HOUSEHOLD / APPLIANCE / GOODS	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15323 SW 9TH WAY (RES - TROPICAL REALTY)
PD110616242044 MDPD: COUNTY	2011-06-15 23:00 WED.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE N/A - UNKNOWN	N.A. OTHER N.A.	H 1429	1 4	X-Y COORDINATES RESIDENCE-SINGLE 1371 SW 149TH PL
PD110617244524 MDPD: COUNTY	2011-06-16 12:59 THU.	GENERAL INVESTIGATION OPEN / PENDING	27O - LARCENY OVER	OVER OTHER	N.A. OTHER STOLEN: FOOD / LIQUOR / CONSUMABLE	H 1385	1 2	X-Y COORDINATES LIQUOR STORE 14582 SW 8TH ST (BRANDY LIQUORS)
PD110618245371 MDPD: COUNTY	2011-06-18 11:44 SAT.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE N/A - UNKNOWN	N.A. OTHER N.A.	H 1384	1 4	X-Y COORDINATES PARKING LOT/GARAGE SW 1ST TER & SW 150TH CT
PD110624254608 MDPD: COUNTY	2011-06-24 18:00 FRI.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 14612 SW 8TH ST (SUBWAY)



Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD110625255889 MDPD: COUNTY	2011-06-25 13:17 SAT.	ECONOMIC CRIME OPEN / PENDING	14 - CONDUCT INVESTIGATION	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1428	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15380 SW 21ST LN
PD110627258756 MDPD: COUNTY	2011-06-27 16:44 MON.	GENERAL INVESTIGATION OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15467 SW 14TH ST
PD110628260279 MDPD: COUNTY	2011-06-28 17:03 TUE.	ECONOMIC CRIME OPEN / PENDING	14 - CONDUCT INVESTIGATION	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1384	1 4	X-Y COORDINATES OTHER SW 8TH ST & SW 149TH AVE
PD110701265097 MDPD: COUNTY	2011-07-01 22:34 FRI.	AGRICULTURAL OPEN / PENDING	14 - CONDUCT INVESTIGATION	AGRIC LIVESTOCK/A NIMAL CRUELTY N/A - UNKNOWN	N.A. OTHER N.A.	H 1430	1 2	X-Y COORDINATES ST/ALLEY/SIDEWALK SW 18TH ST & SW 147TH AVE (ROADWAY)
PD110701265112 MDPD: COUNTY	2011-07-01 23:49 FRI.	GENERAL INVESTIGATION CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1383	1 4	X-Y COORDINATES PARKING LOT/GARAGE SW 152ND CT & SW 8TH WAY
PD110702266097 MDPD: COUNTY	2011-07-02 13:00 SAT.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL N/A - UNKNOWN	N.A. OTHER STOLEN: MISCELLANEOUS STOLEN: JEWELRY / PRECIOUS METALS	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 1260 SW 143RD AVE (RES)
PD110704268431 MDPD: COUNTY	2011-07-04 12:26 MON.	ECONOMIC CRIME OPEN / PENDING	14 - CONDUCT INVESTIGATION	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1384	1 4	X-Y COORDINATES RESIDENCE-SINGLE 14758 SW 9TH LN
PD110704268706 MDPD: COUNTY	2011-07-04 16:57 MON.	GENERAL INVESTIGATION OPEN / PENDING	32 - ASSAULT	N.A. N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	H 1429	1 4	X-Y COORDINATES RESIDENCE-SINGLE 1572 SW 150TH AVE
PD110708274555 MDPD: COUNTY	2011-07-08 16:20 FRI.	GENERAL INVESTIGATION OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1385	1 2	X-Y COORDINATES BANK/FINANCIAL INST 14290 SW 8TH ST

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD110709275513 MDPD: COUNTY	2011-07-07 18:30 THU.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL N/A - UNKNOWN	N.A. OTHER STOLEN: HOUSEHOLD / APPLIANCE / GOODS	H 1384	1 4	X-Y COORDINATES RESIDENCE-SINGLE 858 SW 151ST PL (RES)
PD110710277036 MDPD: COUNTY	2011-07-10 12:10 SUN.	GENERAL INVESTIGATION OPEN / PENDING	32 - ASSAULT	N.A. N/A - UNKNOWN	N.A. THREAT / INTIMIDATION N.A.	H 1429	1 4	X-Y COORDINATES RESIDENCE-SINGLE 14968 SW 21ST TER
PD110711278188 MDPD: COUNTY	2011-07-11 00:30 MON.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE N/A - UNKNOWN	N.A. OTHER N.A.	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 1044 SW 145TH CT
PD110715284190 MDPD: COUNTY	2011-07-15 11:02 FRI.	GENERAL INVESTIGATION OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1385	1 2	X-Y COORDINATES OTHER SW 8TH ST & SW 143RD AVE
PD110715284552 MDPD: COUNTY	2011-07-15 15:39 FRI.	GENERAL INVESTIGATION OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER STOLEN: MISCELLANEOUS	D 1282	2 1	X-Y COORDINATES OTHER 9471 EVERGREEN PL
PD110717286601 MDPD: COUNTY	2011-07-17 00:35 SUN.	GENERAL INVESTIGATION CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1383	1 4	X-Y COORDINATES HIGHWAY/ROADWAY SW 10TH ST & SW 154TH CT
PD110722295273 MDPD: COUNTY	2011-07-22 10:00 FRI.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL N/A - UNKNOWN	N.A. OTHER N.A.	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 14355 SW 9TH ST (RES)
PD110727302291 MDPD: COUNTY	2011-07-27 07:00 WED.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL NO FORCE	N.A. OTHER STOLEN: COMPUTER EQUIPMENT	H 1429	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15074 SW 20TH ST (RES)
PD110727302482 MDPD: COUNTY	2011-07-27 22:13 WED.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE N/A - UNKNOWN	N.A. OTHER STOLEN: EQUIPMENT / TOOL	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 14209 SW 8TH TER



Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/ Area)
PD110729304615 MDPD: COUNTY	2011-07-29 12:05 FRI.	DOMESTIC CRIME OPEN / PENDING	32D - DOMESTIC ASSAULT	BATTERY N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	H 1429	1 4	X-Y COORDINATES RESIDENCE-SINGLE 14955 SW 21ST TER
PD110729304834 MDPD: COUNTY	2011-07-29 14:49 FRI.	GENERAL INVESTIGATION CLEAR BY ARREST	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1385	1 2	X-Y COORDINATES BANK/FINANCIAL INST 14290 SW 8TH ST
PD110730306398 MDPD: COUNTY	2011-07-30 16:35 SAT.	DOMESTIC CRIME OPEN / PENDING	32D - DOMESTIC ASSAULT	BATTERY N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 14470 SW 9TH ST (RES.)
PD110802309746 MDPD: COUNTY	2011-08-01 20:50 MON.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE N/A - UNKNOWN	N.A. OTHER N.A.	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 1155 SW 143RD PL
PD110803311511 MDPD: COUNTY	2011-08-03 12:05 WED.	GENERAL INVESTIGATION OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 14200 SW 8TH ST
PD110803312158 MDPD: COUNTY	2011-08-03 19:35 WED.	GENERAL INVESTIGATION OPEN / PENDING	32A - AGGRAVATED ASSAULT	N.A. THROW DEADLY MISSILE	N.A. OTHER N.A.	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15350 SW 11TH ST
PD110804312854 MDPD: COUNTY	2011-08-04 11:05 THU.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL OTHER	N.A. OTHER N.A.	H 1429	1 4	X-Y COORDINATES RESIDENCE-SINGLE 1254 SW 149TH PATH (RES)
PD110806315988 MDPD: COUNTY	2011-08-06 11:50 SAT.	GENERAL INVESTIGATION OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 1150 SW 154TH AVE
PD110807317939 MDPD: COUNTY	2011-08-07 21:14 SUN.	GENERAL INVESTIGATION CLEAR BY ARREST	32 - ASSAULT	N.A. N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	H 1428	1 4	X-Y COORDINATES RESIDENCE-SINGLE 1680 SW 154TH PATH
PD110810322458 MDPD: COUNTY	2011-08-10 23:42 WED.	GENERAL INVESTIGATION CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1429	1 4	X-Y COORDINATES HIGHWAY/ROADWAY SW 15TH WAY & SW 152ND AVE
PD110815328560 MDPD: COUNTY	2011-08-15 11:45 MON.	DOMESTIC CRIME OPEN / PENDING	32D - DOMESTIC ASSAULT	BATTERY N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	H 1428	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15382 SW 16TH TER (RES.)

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD110816330226 MDPD: COUNTY	2011-08-16 08:15 TUE.	GENERAL INVESTIGATION CLEAR BY ARREST	26R - BURGLARY RESIDENTIAL	RESIDENTIAL N/A - UNKNOWN	N.A. OTHER STOLEN: JEWELRY / PRECIOUS METALS STOLEN: TV / VIDEO / VCR / DVD STOLEN: COMPUTER EQUIPMENT	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 1050 SW 144TH AVE (RES)
PD110819335107 MDPD: COUNTY	2011-08-19 18:00 FRI.	GENERAL INVESTIGATION OPEN / PENDING	26V - BURGLARY VEHICLE	VEHICLE UNLOCKED	N.A. OTHER STOLEN: CURRENCY / NEGOTIABLE STOLEN: MISCELLANEOUS STOLEN: CLOTHING / FUR	H 1383	1 4	X-Y COORDINATES PARK/PLAYGROUND 157AVE 8 ST (PARK)
PD110824341228 MDPD: COUNTY	2011-08-24 10:42 WED.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 14201 SW 8TH TER
PD110825342652 MDPD: COUNTY	2011-08-24 23:30 WED.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE N/A - UNKNOWN	N.A. OTHER N.A.	H 1428	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15267 SW 14TH ST
PD110826344052 MDPD: COUNTY	2011-08-26 10:53 FRI.	GENERAL INVESTIGATION OPEN / PENDING	14 - CONDUCT INVESTIGATION	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1428	1 4	X-Y COORDINATES RESIDENCE-SINGLE 1350 SW 152ND PL
PD110901352420 MDPD: COUNTY	2011-09-01 10:03 THU.	GENERAL INVESTIGATION CLEAR BY ARREST	26R - BURGLARY RESIDENTIAL	RESIDENTIAL OTHER	N.A. OTHER OTHER: MISCELLANEOUS	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 14201 SW 8TH TER
PD110903356358 MDPD: COUNTY	2011-09-03 00:00 SAT.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL N/A - UNKNOWN	N.A. OTHER N.A.	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15433 SW 12TH TER (RESIDENCE)
PD110911367042 MDPD: COUNTY	2011-09-11 14:12 SUN.	GENERAL INVESTIGATION OPEN / PENDING	32B - AGGRAVATED BATTERY	N.A. N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 14603 SW 11TH ST



Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD110913369104 MDPD: COUNTY	2011-09-12 21:00 MON.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE N/A - UNKNOWN	N.A. OTHER N.A.	H 1429	1 4	X-Y COORDINATES RESIDENCE-SINGLE 14954 SW 15TH LN
PD110916373895 MDPD: COUNTY	2011-09-16 12:22 FRI.	GENERAL INVESTIGATION CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	SYNTHETIC OTHER N.A.	H 1383	1 4	X-Y COORDINATES HIGHWAY/ROADWAY SW 153RD PATH & SW 8TH LN
PD110919378415 MDPD: COUNTY	2011-09-19 09:30 MON.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL N/A - UNKNOWN	N.A. OTHER N.A.	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 873 SW 152ND CT (RES)
PD110920379766 MDPD: COUNTY	2011-09-20 16:32 TUE.	GENERAL INVESTIGATION OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER STOLEN: CURRENCY / NEGOTIABLE	H 1384	1 4	X-Y COORDINATES RESIDENCE-SINGLE 946 SW 148TH PL
PD110920379939 MDPD: COUNTY	2011-09-20 18:14 TUE.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1428	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15394 SW 15TH LN
PD110921380801 MDPD: COUNTY	2011-09-21 10:37 WED.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL OTHER	N.A. OTHER N.A.	H 1428	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15659 SW 20TH ST (RES)
PD110922382482 MDPD: COUNTY	2011-09-22 13:04 THU.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 1390 SW 146TH CT
PD110924386045 MDPD: COUNTY	2011-09-24 23:03 SAT.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE N/A - UNKNOWN	N.A. OTHER STOLEN: MISCELLANEOUS	H 1384	1 4	X-Y COORDINATES PARKING LOT/GARAGE 14839 SW 9TH LN
PD110928390627 MDPD: COUNTY	2011-09-28 11:07 WED.	GENERAL INVESTIGATION OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 1106 SW 146TH CT
PD111001394768 MDPD: COUNTY	2011-10-01 07:47 SAT.	GENERAL INVESTIGATION OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE UNK

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD111005400927 MDPD: COUNTY	2011-10-05 14:16 WED.	ECONOMIC CRIME OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER STOLEN: CURRENCY / NEGOTIABLE	H 1384	1 4	X-Y COORDINATES RESIDENCE-SINGLE 14785 SW 9TH LN
PD111005401103 MDPD: COUNTY	2011-10-05 03:00 WED.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 1266 SW 143RD PL
PD111007403613 MDPD: COUNTY	2011-10-07 12:26 FRI.	GENERAL INVESTIGATION OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1385	1 2	X-Y COORDINATES BANK/FINANCIAL INST 14290 SW 8TH ST
PD111014413427 MDPD: COUNTY	2011-10-14 15:00 FRI.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL OTHER	N.A. OTHER N.A.	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 14290 SW 9TH TER (RES)
PD111016415549 MDPD: COUNTY	2011-10-16 06:10 SUN.	DOMESTIC CRIME CLEAR BY ARREST	32D - DOMESTIC ASSAULT	AGGRAVATED BATTERY N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	H 1428	1 4	X-Y COORDINATES RESIDENCE-SINGLE 1710 SW 154TH PATH
PD111017416620 MDPD: COUNTY	2011-10-16 22:00 SUN.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE N/A - UNKNOWN	N.A. OTHER STOLEN: MISCELLANEOUS STOLEN: EQUIPMENT / TOOL	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15420 SW 10TH ST
PD111021422435 MDPD: COUNTY	2011-10-21 12:14 FRI.	GENERAL INVESTIGATION OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1385	1 2	X-Y COORDINATES BANK/FINANCIAL INST 14290 SW 8TH ST
PD111024427120 MDPD: COUNTY	2011-10-24 18:43 MON.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1385	1 2	X-Y COORDINATES SPECIALTY STORE 14200 SW 8TH ST
PD111026429589 MDPD: COUNTY	2011-10-26 15:24 WED.	NARCOTICS CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. HYDROPONICS	MARIJUANA OTHER N.A.	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15620 SW 9TH LN
PD111028431887 MDPD: COUNTY	2011-10-28 07:56 FRI.	GENERAL INVESTIGATION OPEN / PENDING	32 - ASSAULT	N.A. N/A - UNKNOWN	N.A. THREAT / INTIMIDATION N.A.	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15550 SW 13TH TER
PD111028432884 MDPD: COUNTY	2011-10-28 20:40 FRI.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	H 1383	1 4	X-Y COORDINATES RESIDENCE-SINGLE 15319 SW 9TH WAY



Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD120810304443 MDPD: COUNTY	2011-01-01 00:00 SAT.	SEXUAL CRIME OPEN / PENDING	33LM - SEX OFFENSE L&L MOLESTATION	DOMESTIC EXPOSURE	N.A. HANDS / FIST / FEET N.A.	H 1385	1 2	X-Y COORDINATES RESIDENCE-SINGLE 1124 SW 145TH AVE (RESIDENCE)

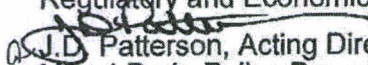
**136 Total Incidents**

# Memorandum



**Date:** November 21, 2012

**To:** Eric Silva, AICP, Assistant Director  
Development Services Division, Department of  
Regulatory and Economic Resources

**From:**  J.D. Patterson, Acting Director  
Miami-Dade Police Department

**Subject:** Review – Developmental Impact Committee - Zoning Application  
Case: No. Z2012000128 – Ferro Development, LLC

---

## APPLICATION

The applicant, Ferro Development, LLC, is requesting a public hearing for a Special Exception to permit a public charter school facility to be located on 8.5 acres at SW 8 Street and SW 152 Avenue. The request would include grades pre-kindergarten through the 12<sup>th</sup> grade and serve up to 3,000 students.

## CURRENT POLICE SERVICES

The school would be located in unincorporated Miami-Dade County and serviced by our Hammocks District, located at 10000 SW 142 Avenue, Miami, Florida. Our current staffing allows for an average emergency response time of eight minutes or less.

## REVIEW

A review of the application and related documents was conducted to predict the impact on the Miami-Dade Police Department's (MDPD) resources and the impact that the location could have on the proposed zoning modification changes. A ½ mile radius check of crimes/calls for service of the location was done and has been provided in the attached documents for your Department.

Current data of police staffing, population, and crimes/calls for service was examined to project any increase in calls for service. Based on this data and due to the nature of the request (school), it cannot be predicted as to any projected increase in calls for service. Experience lends itself to anticipate that when additional citizens are present, traffic increases, truants may be present in the area, and calls for police service may rise. Current staffing should accommodate any slight increase in the volume of calls for service. However, should demand for police services increase beyond current levels, additional sworn personnel, support staff, and equipment may be required to maintain current levels of service. Additionally, it is recommended that Ferro Development, LLC work closely with the local police district command staff in considering security options for the site, especially during high volume times, to include but not limited to school start/dismissal times and special events.



Eric Silva, AICP, Assistant Director  
November 21, 2012  
Page 2

The MDPD does not object to any proposed zoning modifications to complete this project. The applicant and developers are encouraged to work with police during any future application, design, or construction changes to determine the best possible solutions or security options.

If the request is approved, the MDPD recommends the following to be implemented as part of the approval.

- Stagger start and dismissal times to assist in decreasing the volume of traffic generated by the school.
- Install additional traffic control devices on the appropriate streets surrounding the school as necessary.
- Establish an internal system and protocols to locate and identify the residence of any sexual offenders residing within 1,000 and 2,500 feet of the school as reflected in Florida Statute 775.215 and the Code of Miami-Dade County, Section 21.281(a) respectively.
- Develop and implement a parking and traffic plan that includes, but is not limited to, adequate parking during special events and safe street crossing for pedestrians in and around the immediate area surrounding the campus.

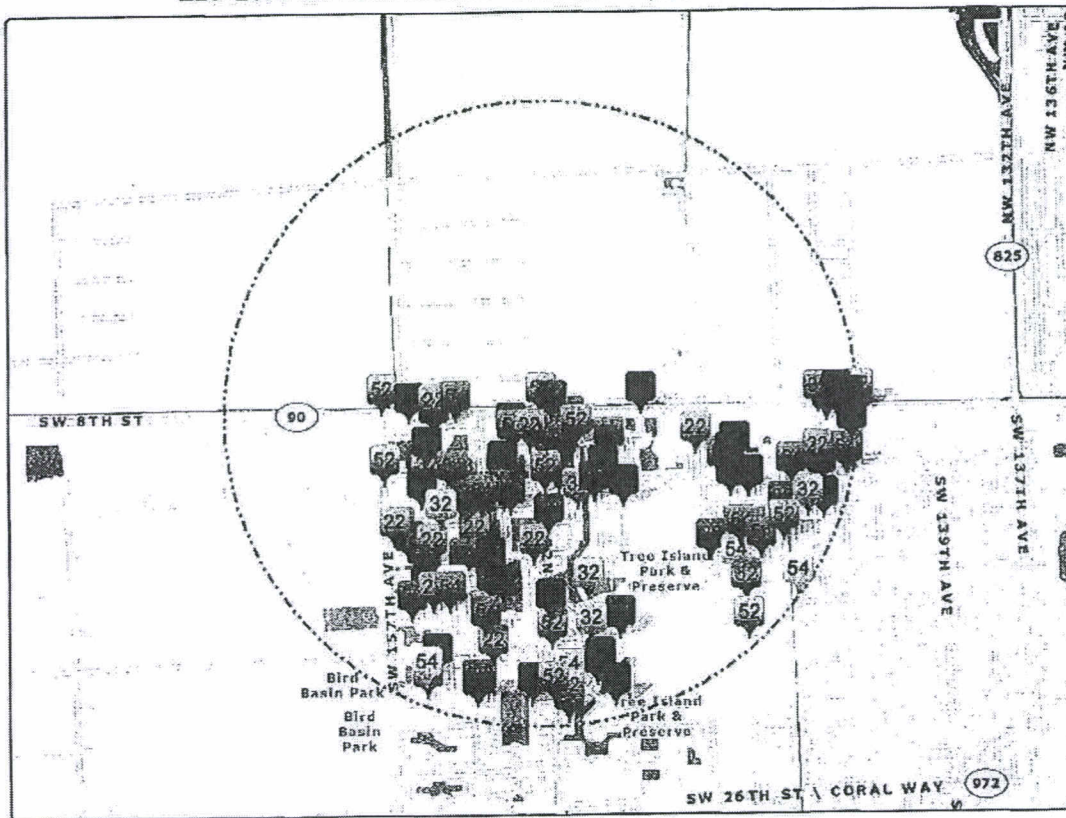
Should you have any questions or require additional information, Lieutenant William Gonzalez, of the Public Information & Education Bureau, may be contacted at (305) 471-1775.

JDP/kh  
Attachment

# **FERRO DEVELOPMENT, LLC**

Z2012000128 2012 SELECTED CRIMES (JAN 1 - OCT 30) 1 MI

Miami-Dade Police Department



Map Legend	
CDW Incidents (121)	
54 - Fraud (24)	
26R - Burglary Residential (17)	
22S - Auto Theft Stolen (15)	
52 - Narcotics Investigation (15)	
28 - Vandalism (13)	
32D - Domestic Assault (8)	
32 - Assault (7)	
54M - Major Fraud (4)	
26C - Burglary Commercial (2)	
14 - Conduct Investigation (2)	
32B - Aggravated Battery (2)	
33R - Sex Offense Rape (2)	
54R - Mortgage/Real Estate Fraud (2)	
54C - Credit Card Fraud (1)	
34 - Disturbance (1)	
32A - Aggravated Assault (1)	
22A - Auto Theft Attempt (1)	
33E - Sex Offense Exposure (1)	
29 - Robbery (1)	
33 - Sex Offense (1)	
27 - Larceny (1)	

This map was prepared using Miami-Dade County's (MDC) Geographic Information System (GIS). As is the case with all public records information, the nature of the data and the collection processes limit the ability of any aggregator to independently validate data and content. Every effort has been made to ensure that the information represented is accurate, however, the results cannot be guaranteed. In order to ensure the accuracy of the information supplied by MDC, the requestor should consult the official government record. Based on these limitations, MDC is unable to guarantee the accuracy of the information represented. Employees or agents disclaim all warranties, expressed or implied, as to any matter whatsoever and shall not be responsible for any loss or damage that may directly or indirectly arise as the result of use of information contained in the County's GIS.

CrimeView Server  
Printed: 10/30/2012 2:31:26 PM